



An
Bord
Pleanála

**Board Direction
PL04.246720.**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20th 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the nature and extent of the development, being alterations, new rear extension and change of use of office to dwelling, new entrance and associated site works, it is considered that the proposed development, subject to the compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the proposed new entrance, the Board considered that due to the significant improvement in terms of traffic safety and the reduction in traffic generation associated with the change of use to residential that the proposed entrance subject to the omission of the existing entrance represented a positive intervention and is therefore in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, submitted the 24th day of March 2016 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars

Reason: In the interest of clarity.

2. The existing entrance shall be blocked up with a low wall (1.0m) to match existing and be capped with a railing, details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of works.

Reason in the interest of traffic safety and orderly development.

3. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Cork Region, in which the site is situated.

Reason: In the interest of sustainable waste management.

Board Member _____ **Date:** 20.09.16
Paul Hyde