



## Board Direction

---

**Ref: PL28.246751**

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

The Board decided to grant permission, by a 2:1 majority, generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Cork City Development Plan, 2015-2021, the limited extent and nature of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the following conditions, the proposed development would not be contrary to the provisions of the current development plan as it relates to residential extensions and would not seriously injure the visual or residential amenities of the area or of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### SECOND SCHEDULE

1. Standard plans and particulars with reference to documents lodged with the application, submitted the 29<sup>th</sup> day of February 2016, and further information submitted to the Planning Authority on the 1<sup>st</sup> day of April and the 4<sup>th</sup> day of May, 2016

**Reason:** In the interest of clarity.

2. There shall be no first floor window on the southern elevation as shown in the unsolicited plans and elevations submitted to the PA on April 1<sup>st</sup>, 2016.

**Reason:** In the interests of clarity and to protect visual and residential amenity.

3. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwelling house without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

4. CMP1 condition and reason.

Board Member: \_\_\_\_\_ Date: September 20<sup>th</sup>, 2016

Nicholas Mulcahy