



An
Bord
Pleanála

Board Direction
PL04.247344

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 23rd 2017.

The Board decided, on a vote of two to one, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Appropriate Assessment Screening

The Board noted the Habitats Directive Screening report submitted by the applicant, the report of the applicant's consulting engineers, as submitted to the planning authority on the 9th day of August 2016, and the Appropriate Assessment Screening carried out by the Inspector. The Board concurred with, and adopted, the Inspector's screening exercise conclusions that the proposed development, individually or in combination with other plans and projects, would not be likely to have significant effects on the Blackwater River (Cork/Waterford) Special Area of Conservation (site code 002170), or any other European Sites, in view of the conservation objectives of such sites.

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2014, to the pattern of development in the vicinity and to the planning history of the site, and having regard to the limited nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the

proposed development, and the development for which retention is sought, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would provide for the completion of an already authorised and developed housing estate. The subject development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained and carried out and completed (as applicable) in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 9th day of August 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Prior to the commencement of development, details of boundary treatment shall be submitted to, and agreed in writing with, the planning authority. Front boundaries shall not exceed 1 metre in height above road level. All block walls shall be rendered and capped.

Reason: In the interests of residential and visual amenity.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 30th January 2017

Philip Jones