



Board Direction

Ref: PL04.247432

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 2nd, 2017.

The Board decided to grant permission 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 nature and extent of the proposed development, the location of the site within the Coachford development boundary in the Macroom Local Area Plan, 2011 and the pattern of development in the area, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. Plan particulars with reference to plans and particulars lodged with the application, and as amended by FI.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

3. The proposed vehicular entrance shall be designed and constructed in accordance with the requirements of the planning authority. Details shall be submitted to and agreed in writing with the planning authority prior to the

commencement of development.

Reason: In the interests of traffic safety.

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

Reason: In the interest of orderly development and the visual amenities of the area.

5. Details of boundary treatment to serve the proposed development shall be submitted and agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of amenity and the proper planning and sustainable development of the area.

6. The site shall be landscaped with suitable trees, shrubs or hedging which shall mainly be of indigenous species. Details shall be agreed with the planning authority before development commences.

Reason: In the interest of visual amenities.

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

8. All service cables associated with the proposed development (such as electrical, television, telephone and lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

9. Surface water from the site shall not be permitted to drain onto any public roads.

Reason: In the interest of traffic safety.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the

Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: February 6th, 2017
Nicholas Mulcahy

Please advise the applicant regarding the provisions of S. 34(13) of the Act when issuing the order.