



An
Bord
Pleanála

Board Direction
PL04.247747

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 24th 2017.

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

Reasons and Considerations

Having regard to the nature and scale of the development for which retention and completion is sought, the pattern of development in the area, the planning history and established use of the application site, and the provisions of the Cork County Development Plan, 2014, it is considered that, subject to compliance with the conditions set out below, the subject development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 28th day of October, 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 within three months of the date of this order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The landscaping scheme shown on drawing number 16/CMC/01, as submitted to the planning authority on the 28th day of October, 2016 shall be carried out within 6 months of the date of this order.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

3. The surfaced area of the woodland pathway, except at the 14 locations of the stations of the cross, shall be reduced to a maximum width of 2 metres through the provision of soil and topsoil, following completion of the works and of the landscaping referred to in condition 2 of this order, or within one year of the date of this order, whichever is the sooner.

Reason: In the interests of visual amenity and to prevent the use of this pathway by vehicles, following cessation of construction works, in the interest of protecting the residential amenities of adjoining property.

4. Site development and building works shall be carried out between the

hours of 0800 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 14.00 on Saturdays and not at all on Sundays or 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: 25th April 2017

Philip Jones