



An
Bord
Pleanála

Board Direction
PL04.248376

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 13th and December 12th 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 scale and nature of the development proposed, the zoning objective 'ZU 3-1 Existing Built Up Areas', the nature and scale of development on site and the primarily residential character of the surrounding built up area, it is considered that subject to the implementation of the amended plans and particulars submitted following a S.132 request that the proposed development would not seriously injure the amenities of property in the vicinity, would not be out of character and would be consistent with the provisions of the Cork County Development Plan 2014 and the Blarney Electoral District Local Area Plan (2015) and with the proper planning and sustainable development of the area, subject to the following conditions.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 a) The permission hereby granted is based on the revised front elevation as submitted (Drawing No 16/4652-PL-08:and based on the rear garden drawing no 4652-PL-02A which provides for a maximum of 4 car parking spaces and a turning area.

(b) The vehicular access to parking shall be limited to the minimum required to facilitate access and egress to and from the parking spaces in a forward gear and shall be consistent with the standards and principles of the Design Manual for Urban Roads and Streets (2013).

Reason: In the interest of providing adequate residential amenity to the proposed development and in the interest of limiting traffic conflict at the site entrance.

3 Any vehicular entrance gates shall be erected no less than 6m from the entrance to the public road and shall only open inward (southwards) towards the site.

Reason: To facilitate ease of vehicular access to the site and prevent congestion at the adjacent traffic junction in the interest of traffic safety.

4 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.

5 Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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: 12.12.17

Paul Hyde