



An  
Bord  
Pleanála

**Board Direction**  
**PL04.248697**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on December 12<sup>th</sup> 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning provisions of the Cork County Development Plan 2014-2020 and the East Cork Municipal District Local Area Plan 2017, to the location of the site within the settlement boundary of Shanagarry, to the pattern of development in the area and to the nature scale and design of the proposed development, the Board considered that subject to compliance with the conditions as set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would not interfere with the character of the adjacent Protected Structure Kilmahon House (RPS 01478, would be acceptable in terms of traffic safety and therefore would be in accordance with the proper planning and sustainable development of the area.

The Board agreed with the Appropriate Assessment Screening carried out by the Inspector and noted and adopted her report in this regard.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the concerns of the inspector with regard to the sightlines however it concurred with the planning authority that the sightlines were acceptable given the sites location within the development boundary. Furthermore, the Board considered the proposed development represents an appropriate location for housing within the

settlement boundary and accords with National Policy and Ministerial Guidelines to direct the development of housing to rural villages and settlements and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 Plans and particulars.
- 2 Prior to commencement of development, revised drawing showing the following alterations shall be submitted to the planning authority for agreement in writing-
  - a) The proposed door shall be located centrally on the front elevation.
  - b) A symmetrical and proportionate fenestration pattern shall be applied. A even number of windows shall be located at either side of the front door. Windows shall all be of the same size and shall be evenly located within the front elevation.
  - c) Roof lights to the front elevation shall mimic the symmetry requested

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

- 3 The projecting single storey element to the west elevation shall be omitted (plant room area). Prior to commencement of development, a revised drawing indicating same shall be submitted to the planning authority for agreement in writing

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

- 4 Std materials and finishes.

- 5 As per PA C.6

- 6 As per PA C.7

- 7 As per PA C 10

8 As per C14 Landscaping

9 S 48 Unspecified.

**Board Member**

**Date:** 13.12.17

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Paul Hyde