



An
Bord
Pleanála

Board Direction
PL28.248868

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th December 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 provisions of the Cork City Development Plan, 2015-2021, the existing established residential use of the proposed development site, the pattern of existing and permitted development in the vicinity including the existing permitted vehicular entrance to the site, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of existing properties in the vicinity of the site and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Standard Plans/Particulars & FI 26th May 2017.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works. No surface water shall be permitted to flow onto the public footpath or public road from the site.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 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 and general amenities of property in the vicinity.

4. All external finishes, including the roof finish, shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on the site.

Reason: In the interest of visual amenity.

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

6. The site shall be landscaped in accordance with a comprehensive scheme which shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on the site. The landscaping plan shall provide for the full retention of the existing site boundary walls and trees to the south, east and west, and shall also include full details of the proposed boundary treatments to the north.

Reason: In the interest of visual amenity.

7. CMP condition

8. 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: 19th December 2017

Maria FitzGerald