



An  
Bord  
Pleanála

**Board Direction  
PL28.248922**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 2<sup>nd</sup> 2018.

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 limited nature, scale and design of the proposed development and to the character of the general area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene materially the zoning objectives for the site as set out in the current Cork City Development Plan, would respect the existing character of the area, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the

further plans and particulars submitted on the 8<sup>th</sup> day of June, 2017 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 out in accordance with the agreed particulars.

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

2.
  - (a) The proposed welded mesh perimeter fence shall be powder coated in a dark green colour only, and shall not exceed 1.5 metres in height above ground level.
  - (b) The entrance shall be no wider than 3 metres.
  - (c) The gate shall be recessed and shall not open outwards.
  - (d) The gate shall consist of vertical bar railings no higher than 1.8 metres and shall be dark green in colour. The infill panels to either side shall be of the same materials.

**Reason:** In the interests of visual amenity and of pedestrian and traffic safety.

3. Full details of the proposed locations of the fencing posts shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These posts shall be so located as not to interfere with the existing trees.

**Reason:** In the interest of protecting the existing trees in the immediate area

4. The proposed laurel hedge shall be planted within the first planting season following commencement of development, and shall be maintained

thereafter to a height not exceeding 1.5 metres.

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

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water shall discharge onto the public footpath or adjoining property.

**Reason:** In the interest of orderly development.

*[Please include, with the notification of the decision, a reminder of the requirements of Section 34 (13) of the Act.]*

**Board Member**

**Date:** 3<sup>rd</sup> January 2018

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Philip Jones