



An
Bord
Pleanála

**Board Direction
PL04. 249360**

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 13th February 2018 and, further to receipt of further information and submissions subsequent to a S132 request, at a further Board meeting on 9th May 2018.

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 provisions of the Cork County Development Plan 2014, to the pattern of development in the area and to the nature and scale of the proposed development and the development to be retained it is considered that, subject to compliance with the conditions set out hereunder, the proposed development and the development to be retained would not seriously injure the residential or visual amenities of the area or adjoining properties, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the Planning Authority's assessment of the proposed waste water treatment system and was satisfied that the effluent can be satisfactorily treated and/or disposed of on site and considered that the proposed development and the development to be retained would 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 Planning Authority on 03/04/17 as further detailed on 04/07/17 and the 25/08/17, 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

ABP Standard Conditions on
Exempted Development-Additional Structures
Design Finish-use of materials
Section 48-Development Contribution

PA Conditions 4,5,6,7,8,9,10,11,12,13,14,15,

Board Member

Date: 9th May, 2018.

Terry O'Niadh