



An  
Bord  
Pleanála

**Board Direction**  
**BD-000418-18**  
**ABP-300311-17**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2018.

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 zoning provisions of Cork County Dev Plan 2014-2020, to the pattern of development in the area, to the nature scale and layout of the proposed residential units it is considered that subject to the conditions as set out below, the proposed development would not injure the residential or visual amenities of the area or adjoining properties and would not give rise to traffic hazard or endanger public safety 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 decision of the planning authority and considered that the proposed development was acceptable in terms of the local development plan policy and having regard to the very limited size of the site would not conflict with the provisions of the Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas and would not be out of character with the pattern of development in the wider area.

## **Conditions**

- 1 Plans and particulars
- 2 Materials and finishes
- 3 As per PA C3
- 4 Landscaping Condition based on submitted scheme.
- 5 As per PA C7 & 8 merged
- 6 CMP 1
- 7 As per PA C 18
- 8 As per PA C 19
- 9 As per PA C 24
- 10 As per PA C 27
- 11 As per PA C 29
- 12 Std lighting condition
- 13 Bond condition

14 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, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, 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:** 06/06/2018

---

Paul Hyde