



An  
Bord  
Pleanála

**Board Direction**  
**BD-000581-18**  
**ABP-300369-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2018.

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 zoning provisions for the site as set out in the current Cork City Development Plan and to the design, character and layout of the development proposed, it is considered that the proposed dwelling would not adversely impact on the residential amenities of adjoining properties, would be acceptable in terms of visual impact and traffic safety, and would otherwise be in accordance with the provisions of the current Cork City Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

### **Conditions**

As per Inspectors recommendations plus  
ABP's standard Construction Management Plan condition and  
The Planning Authority's Condition No 14.

**Board Member**

**Date:** 27/06/2018

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Terry Ó Niadh