



An  
Bord  
Pleanála

**Board Direction**  
**BD-000531-18**  
**ABP-301032-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2018.

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 Cork County Development Plan 2014 – 2020, the Bandon and Kinsale Municipal District Council Local Area Plan 2017, and to the pattern of development in the area, it is considered that, subject compliance with the conditions, set out below, the proposal would be compatible with the visual and residential amenities of the area. Access, parking, and servicing arrangements would be satisfactory. The proposal would thus accord 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 9<sup>th</sup> day of January 2018, 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.

2. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and the accompanying forecourt shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The paving materials to the forecourt shall be permeable.

**Reason:** In the interest of visual amenity and sustainable development.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and sustainable development.

4. 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 amenities of property in the vicinity.

5. (a) Prior to the commencement of occupation of the proposed dwelling house, the existing access to the garage on the site shall be permanently blocked up.

(b) The proposed wall along the front boundary to the site shall not exceed 900mm in height.

**Reason:** In order to safeguard the western sightline from the site exit, in the interest of road safety.

6. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwelling house without a prior grant of planning permission.

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

**Board Member**

**Date:** 19/06/2018

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Michelle Fagan

Note: The Board noted the Inspector's recommendation to reduce the ridge height of the proposed dwelling, however, it concurred with the Public Authority and considered that the proposed house would not unduly affect the residential amenities of the area.

Please attach a copy of the Board Direction with the Board Order.