



An
Bord
Pleanála

Board Direction
BD-000903-18
ABP-301146-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2018.

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 and the Bandon Kinsale Municipal District Local Area Plan 2017 and the planning history of the site, it is considered that, subject to conditions, the proposal would be appropriate in land use terms and its design would comply with Heritage Objective HE 4-6 of the County Development Plan. The proposal would, subject to hard and soft landscaping for screening purposes, be compatible with the residential amenities of the area. It would be capable of being accessed and water supply and foul water drainage arrangements would be satisfactory. Surface water drainage arrangements would, likewise, be satisfactory, subject to greater site-specific details. 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 22nd 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. The proposed development shall be amended as follows:
 - (a) Provide a scheme comprising a detailed, site-specific design of the proposed green roofs, green wall, bio-trench and associated tree planting and the attenuation tank and its flow control device.
 - (b) The aforementioned scheme shall be accompanied by a detailed justification of the type and specifications proposed for each item, based on a survey of site conditions. Tree planting proposals shall be fully integrated with the landscaping plan for the site required under condition 4.
 - (c) The aforementioned scheme shall be accompanied by a detailed maintenance plan.

Revised drawings at a scale of 1: 100 showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of sustainable surface water drainage and public health.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling house shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:100 showing –

(i) The species, variety, number, size and locations of all proposed trees and shrubs.

(ii) Hard landscaping works, specifying surfacing materials, and the design of any entrance gate(s).

(iii) A screen timber fence with a minimum height of 2 metres erected along the western and southern boundaries of the site.

(iv) A timetable for the implementation of items (ii) and (iii), which shall be no later than the first occupation of the dwelling house

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

5. (a) 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.

(b) Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of public health and road safety.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste. It shall also

Reason: In the interests of public safety and residential amenity.

7. The construction of the development shall be managed in accordance with a Construction Traffic Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the type and dimensions of vehicles and plant and machinery to be used and demonstrate that this information is reconcilable with the layout and width of Hermitage Lane.

Reason: In the interests of good traffic management.

8. 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.

9. 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 the proposed dwelling house without a prior grant of planning permission.

Reason: In the interest of residential amenity.

10. 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: 10/08/2018

Stephen Bohan