



An  
Bord  
Pleanála

**Board Direction**  
**BD-000806-18**  
**ABP-301224-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2018.

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 design, form, reduction in scale of the dormer window construction, and the proposed finishes, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would comply with the provisions for extensions to dwellings as set out in the current Cork City Development Plan, and would otherwise be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. Prior to the commencement of development, details of the external finishes of the proposed dormer walls shall be agreed in writing with the planning authority.

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

2. The 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 to ensure a proper standard of development.

**Board Member**

**Date:** 31/07/2018

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Terry Ó Niadh