



An  
Bord  
Pleanála

**Board Direction**  
**BD-001845-18**  
**ABP-301978-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2018.

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, siting and layout of the proposed development, together with the established layout of adjoining development, the natural topography of the site and adjoining lands, and the established boundary treatment, it is considered that the proposed extension would not adversely impact on the residential amenities of adjoining properties and would otherwise be in accordance with the provisions of the current Cobh Town Development Plan. The proposed development would, therefore, be in accordance 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 drawings and details submitted to the planning authority on the 19<sup>th</sup> day of December 2017 and the 10<sup>th</sup> day of May 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 external finishes of the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

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

3. Access to the roof of the new extension shall be for maintenance purposes only and the roof shall not be used as a balcony, sitting area, or roof garden.

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

4. Prior to the occupation of the new extension, the dwelling shall connect to the public sewer in the vicinity in accordance with the requirements of Irish Water and the existing private waste water treatment system shall be decommissioned in accordance with the written agreement of the planning authority.

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

5. 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.

6. 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:** 05/12/2018

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Dave Walsh