



An
Bord
Pleanála

Board Direction
BD-002871-19
ABP-302697-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2019.

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 objective for the site, the nature, design, layout, scale and massing of the proposed development and to the pattern of development in the area, it is considered that the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area, and would be acceptable in terms of traffic safety and convenience. As such the proposed development would be consistent with the provisions of the Cork City Development Plan 2015-2021 and would, therefore be in accordance with the ppsd of the area.

Conditions

Generally as per Inspector's report. Drafting to standardise.

- Amend c2 as follows

The proposed development shall be amended/clarified as follows:

- (a) The proposed bin store shall be redesigned as a building with a roof.
- (b) Details of the proposed and, where relevant, retained treatments to the eastern and southern boundaries, including cross sections.

Revised drawings 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 visual and residential amenity.

- Amend c3 as follows

Prior to the making available for occupation of any of the residential units, the proposed improvements to the junction between the North Ring Road and Boherboy Road, unless otherwise agreed with the planning authority, shall be implemented.

Reason: In the interest of road safety.

- Omit c 4

Board Member

Date: 25/04/2019

Terry Prendergast