



An
Bord
Pleanála

Board Direction
BD-002411-19
ABP-302979-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2019.

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 residential zoning objective for the site, the provisions of the Cork City Development Plan 2015-2021, the existing pattern of development in the area, and the nature and scale of the proposed development and the development for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area. The proposed development and the development for which retention is sought would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, retained and completed in accordance with the plans and particulars lodged with the application 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, including roof tiles / slates shall be the same as those of the existing dwelling in respect of colour and texture, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

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

Reason: In the interest of public health.

6. The formation of the vehicular access to the site including alteration of the existing public footpath shall be constructed in accordance with the requirements of the planning authority.

Reason: In the interest of orderly development and traffic safety

Note: Please include, in the letters notifying the parties of the decision, a reminder of the provisions of Section 34 (13) of the Act.

Board Member

Date: 21/02/2019

Stephen Bohan