



An
Bord
Pleanála

Board Direction
BD-003262-19
ABP-303823-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act 2000, as amended. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Retain condition number 3;

Amend condition number 5 as follows:

5. The store shall be incidental to the enjoyment of the dwelling house only. Details of the external finish of the northern elevation of the store shall be agreed in writing with the Planning Authority.

Reason: in the interest of residential and visual amenity.

Reasons and Considerations

Having regard to:

(a) the provisions of the Cork County Development Plan 2014,

(b) the nature, scale and orientation of the development to be retained, and

(c) the pattern of development in the area,

the Board considered that the inclusion of those amendments required in condition no. 5 are necessary for the protection of the residential amenities of the neighbouring properties and the proper planning and sustainable development of the area.

Board Member

Date: 11/06/2019

Dave Walsh