



An  
Bord  
Pleanála

**Board Direction**  
**BD-003900-19**  
**ABP-304487-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2019.

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 design, layout and small scale of the development and to the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the amenities of the area or of property in the vicinity of the site. 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 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 proposed development shall be amended as follows;
  - a. The proposed wc and store room shall be omitted from the extension.
  - b. The residual area shall be landscaped and a minimum distance of 2.5m shall be maintained between the existing bedroom and the proposed living room extension.

Revised plans shall be submitted to and agreed in writing with the Planning Authority prior to commencement of works on site.

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

3. Site development and building works shall be carried out only between the hours of 0700 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

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

**Reason:** In the interest of public health.

**Board Member**

**Date:** 28/08/2019

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Paul Hyde