



An
Bord
Pleanála

Board Direction
BD-005468-20
ABP-306305-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

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 and limited scale of the development, the existing building on site and the pattern of development within the area, the Board considered that the development does not adversely impact on the residential amenities of neighbouring properties or result in the creation of a traffic hazard. The development proposals are in accordance with the current Cork County Development Plan in relation to extensions and alterations. The development is, therefore, in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 The development shall be retained in accordance with the plans and particulars lodged with the application to the Planning Authority on the 17th day of October, 2019, 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 applicant shall submit precise details for the disposal of surface water for the written agreement of the Planning Authority within one month of this grant of planning permission. The proposals 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.

- 3 Opaque glazing shall be installed in the proposed ensuite window in the rear elevation.

Reason: In the interest of residential amenity.

- 4 The applicant shall submit and agree in writing with the Planning Authority details of the physical boundary treatment along all boundaries and a landscaping scheme for the site within one month of this grant of planning permission. This scheme shall include a timeframe for its implementation.

Reason: In the interest of visual and residential amenity.

Board Member

Date: 19/03/2020

Paul Hyde