



An
Bord
Pleanála

Board Direction
BD-006802-20
ABP-307570-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2020.

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 Cork County Development Plan 2014 and Ballincollig Carrigaline Municipal District Local Area Plan 2017, the proposal would be compatible with the visual and residential amenities of the area would not impact unduly on the residential amenities of adjacent dwellings and would afford a satisfactory standard of amenity to future occupiers. The proposed development is acceptable from a traffic safety perspective. No Appropriate Assessment issues would arise. The proposal would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on 03/06/2020 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.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all external finishes to the proposed dwellings, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Reason: In the interest of public health.

4. Details of the proposed railing to the first floor rear elevation of the westernmost dwelling which shall be flush with the rear wall of the dwelling shall be subject to the written agreement of the planning authority. Flat roofed area shall not be used for the purposes of a terrace or private amenity space.

Reason: In the interest of residential amenity.

5. Where required for security reasons boundary treatment to western and southern boundary shall comprise a weld mesh fence which shall not exceed 1.6m in height and shall be constructed to ensure that it does not interfere with the growth or root system of the established hedge. Details shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

6. The site shall be landscaped in accordance with a comprehensive scheme of landscaping details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The scheme shall include the following

(a) A plan to scale of not less than 1:500 showing:

(i) the species variety, number, size and locations of all proposed trees and shrubs

(ii) Details of screen planting which shall not include cupressocyparis x leylandii

(iii) A timescale for implementation.

Reason: In the interest of residential and visual amenity.

7. The proposed shed shall be used solely for purposes ancillary to the residential use of the dwelling on the site.

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

8. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision replacing or amending them, no development falling within Class 1 of Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the houses, without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

9. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with, "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interests of sustainable waste management.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000 – 2015. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 – 2015 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 29/10/2020

Paul Hyde