



An
Bord
Pleanála

Board Direction
BD-007045-20
ABP-307729-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2020.

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 – 2020, the Bandon/ Kinsale Municipal District Local Area Plan 2017, and the planning history of the site, the Board considers that the proposal would, subject to conditions, be compatible with the visual and residential amenities of the area and public health. Existing site access and on-site car parking would be maintained and no water or Appropriate Assessment issues would arise. The proposal would thus accord 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, 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
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	<p>planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, an indicative timetable for the attendance of plant, machinery, and vehicles on the site, and off-site disposal of construction/ demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
3.	<p>(a) The polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 13th day of May 2020.</p> <p>(b) Within three months of the first occupation of the extension, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the polishing filter is constructed in accordance with the details submitted to the planning authority on the 13th day of May 2020.</p> <p>Reason: In the interest of public health.</p>
4.	<p>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.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>

Board Member

Date: 27/11/2020

Maria FitzGerald