



An  
Bord  
Pleanála

**Board Direction**  
**BD-007807-21**  
**ABP-308778-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2021.

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 nature and scale of the development, to the provisions of the Cork County Development Plan 2014 and Bandon Kinsale Municipal District Local Area Plan 2017, and to the established pattern of development in the area, it is considered that the proposed development would not seriously injure the amenities of the area, is acceptable in terms of traffic safety and convenience and is 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 13<sup>th</sup> October 2020 except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

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

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

3. 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 and off-site disposal of construction / demolition waste.

**Reason:** In the interest of public safety and residential amenity.

4. No advertisement or advertising structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the site unless authorised by a further grant of permission.

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

5. 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 the commencement of development.

**Reason:** In the interests of visual amenity.

6. 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.

7. All goods including raw materials, manufactured foods, packaging crates etc. shall be stored or displayed only within the enclosed building.

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

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting 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. 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 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:** 01/04/2021

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Chris McGarry