



An
Bord
Pleanála

Board Direction
BD-008916-21
ABP-310160-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2021.

The Board decided, by a majority of 2:1 to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site within the existing built-up area of the town, as indicated in the West Cork Municipal District LAP, and within an established residential area on a fully serviced site, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, or detract from the established pattern and character of development in the area, and would be acceptable in terms of scale, layout and design. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development, in the context of the infill dwelling permitted under PA ref. 20/321 on a large, subdivided site with a shared vehicular access, would be an appropriate form of infill development in this existing built-up urban area, would be consistent with the established pattern and character of development in the area and would not be considered a haphazard form of backland development. 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 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 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. Details of the materials, colours and textures of all the external finishes to the proposed development 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. Irish Water

5. Landscape

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

7. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

8. S.48

Board Member


Stephen Bohan

Date: 16/08/2021

