

An  
Bord  
Pleanála

**Board Direction**  
**BD-009355-21**  
**ABP-310730-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/11/2021.

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.

## 1.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development in the vicinity and the zoning provisions for the site in the current Cork City Development, it is considered that subject to compliance with the conditions set out below the proposed development would be acceptable in terms of scale, design and use, and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 2.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 26<sup>th</sup> day of May 2021, 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 developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

**Reason:** In the interest of public health.

3. Drainage arrangements including the 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.

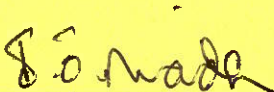
4. Details of the proposed planting along the western site boundary and timescale for its implementation shall be submitted to the planning authority for written agreement prior to commencement of development.

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

**Plus:**

Planning Authority condition number 2.

**Board Member**

  
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Terry Ó Niadh

**Date:** 03/11/2021