



An
Bord
Pleanála

Board Direction
BD-009373-21
ABP-310817-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2021.

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.

Reasons and Considerations

Having regard to the Cork County Development Plan 2014 – 2020 and the planning history of the site, it is considered that, subject to conditions, the proposed retention of changes to the proposed alterations and extensions permitted under application 01/523 would be acceptable from a land use perspective. These changes would be compatible with the visual and residential amenities of the area. No access, water, or Appropriate Assessment issues would arise. They would thus accord with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 20th day of May 2021, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Within 12 weeks of the date of this Order, the applicants shall submit a scheme for the management and future maintenance of the waste water treatment system on the site to the Planning Authority for its written agreement.

Reason: In the interest of public health.

3. Within 12 weeks of the date of this Order, the developer shall pay to the planning authority a financial contribution of €3311 (three thousand three hundred and eleven euro) 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, as amended. The contribution shall be paid to the planning authority 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 An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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



Paul Hyde

Date: 05/11/2021