

An
Bord
Pleanála

Board Direction
BD-009595-21
ABP-311005-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/11/2021.

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 relevant provisions of the Cork County Development Plan 2014, to the pattern of development in the area, to the planning history of the site and to the nature and extent of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought would not seriously injure the visual and residential amenities of the area, would not be prejudicial to public health, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention permission is sought shall be retained 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

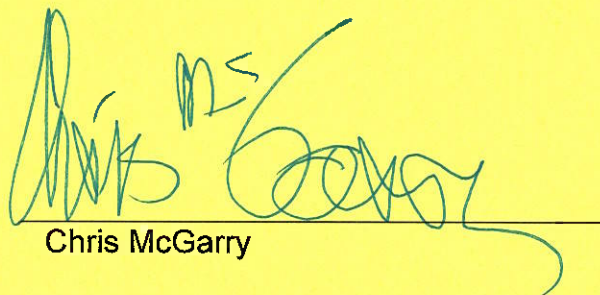
2. The garage/studio shall be used solely for use incidental to the enjoyment of the main dwelling house and shall not be used for the carrying out of any trade or business, or for human habitation.

Reason: In the interest of clarity and of residential amenity.

3. Surface water for the development shall be disposed of within the curtilage of the site and shall not be permitted to flow onto the public road.

Reason: In the interest of traffic safety and to prevent pollution.

Board Member



Chris McGarry

Date: 26/11/2021