

An  
Bord  
Pleanála

**Board Direction**  
**BD-009943-22**  
**ABP-311042-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2022.

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 policies contained in the Cork County Development Plan 2014 which seeks to prioritise the provision and improvement of water services infrastructure in the county and to the need for the improvement in the current public water supply scheme as identified in the East Cork Municipal District Local Area Plan (2017 to 2023), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would constitute an acceptable use at this location. 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 as amended by the

additional information submitted to the planning authority on the 1<sup>st</sup> day of July 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 landscaping scheme shown on Drawing MCW-0971-RPS-20-06-DR-Z-DG1001 submitted to the planning authority on 1<sup>st</sup> day of July, 2021 shall be carried out within the first planting season following the substantial completion of the construction works. All planting shall be adequately protected from damage until established. Any plants which die or removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

3. Prior to the commencement of development, the applicant shall submit a construction environmental management plan for construction activities to be carried out on site which shall include a detailed construction methodology. This plan shall incorporate mitigation measures necessary to minimise:
  - Dust and air pollution from all site activities associated with the construction phase.
  - Noise and vibration mitigation measures during the excavation phase.
  - Measures to prevent spillages of oils, fuels or chemicals to be stored on site.
  - Measures to ensure that the public road is kept clean of mud and debris.

**Reason:** In the interest of environmental amenity and in order to safeguard the amenities of the area.

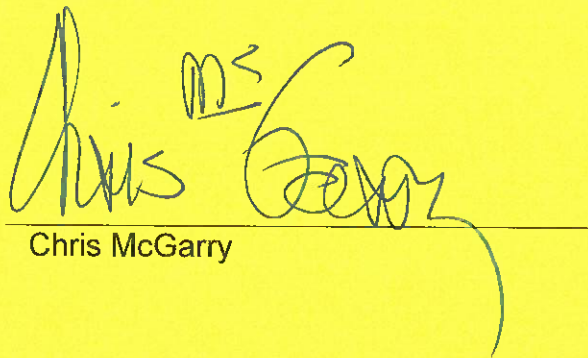
4. Details of boundary vegetation/structures located within the sight distance triangle at the proposed entrance, shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

5. All surface water drainage arrangements shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To prevent flooding of the public road.

**Board Member**



Chris McGarry

**Date:** 04/02/2022

