

An
Bord
Pleanála

Board Direction
BD-009657-21
ABP-311060-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2021.

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 site's planning history, to the contemporary design and character of the dwelling, to the design, character and array of finishes to development in the immediate vicinity of the site, to the limited scale of the additions to the footprint of the existing structure and to the nature of finishes as set out in the application documentation, it is considered that the proposed development would not adversely impact on the visual and scenic amenities of the area, nor on views and prospects of the adjoining scenic route, would not conflict with the relevant provisions of Cork County Development Plan, and would otherwise 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 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

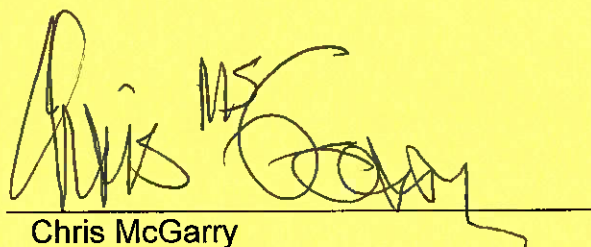
conditions set out below. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The 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 and to ensure a proper standard of development.

Board Member



Chris McGarry

Date: 13/12/2021