

An
Bord
Pleanála

Board Direction
BD-010138-22
ABP-311292-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2022.

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:

- the provisions of national and regional policy objectives in relation to renewable energy,
- the relevant provisions of the Cork County Development Plan, 2014,
- the nature, scale, extent and layout of the proposed development,
- the topography of the area
- the pattern of development in the vicinity

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 have an unacceptable impact on the road network of the area, would not be detrimental to the visual amenities of the area, and would not give rise to increased risk of flooding. 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, 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. All mitigation measures identified within the Natura Impact Statement and the associated documentation with the planning application shall be implemented in full.

Reason: In the interest of clarity and to protect the environment.

3. The positioning of pole set reference number EP 06 as delineated on drawing number 05748-DR-004 lodged with the application shall not be altered where such alteration would result in its position being located within 25 metres of the boundary of the adjoining residential property to the south east, notwithstanding the provisions of Class 28 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, or any statutory provision amending or replacing them.

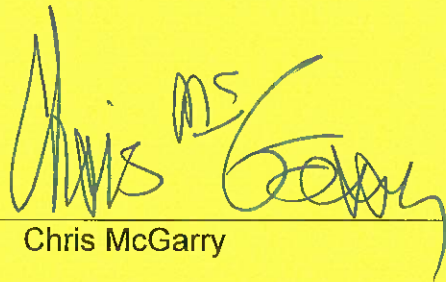
Reason: In the interest of clarity.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

6. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the reinstatement of public road, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

Board Member



Chris McGarry

Date: 01/03/2022