



An
Bord
Pleanála

Board Direction
BD-009758-22
ABP-311371-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2022.

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 Sustainable Residential Development in Urban Areas Guidelines, the Cork County Development Plan 2014 – 2020, the West Cork Municipal District Local Area Plan 2017, the planning history of the site, and the design, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be capable of being absorbed within the landscape of Glandore Village, would be compatible with the visual amenities of the area, would afford an acceptable standard of amenity to future occupiers, and would be acceptable with regard to pedestrian and traffic safety. The proposal would accord 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 further plans and particulars submitted on the 20th day of July 2021 and by

4. The water supply to serve the proposed dwellings shall have sufficient yield to serve the proposed development, and the water quality shall be suitable for human consumption. Details, demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate water is provided to serve the proposed dwelling, in the interest of public health.

5. Prior to commencement of development, the developer shall enter into a waste water connection agreement with Irish Water.

Reason: In the interest of public health.

6. 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.

Reason: In the interests of public safety and residential amenity.

7. The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.

Reason: In the interest of visual amenity.

8. The materials finishes and colours shall be as indicated on the elevations for each dwelling house submitted to the Planning Authority on the 20th day of July 2021.

Reason: In the interest of visual amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the