



An
Bord
Pleanála

Board Direction
BD-010891-22
ABP-312840-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2022.

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 location of the site within the settlement boundary of Rosscarbery, to the pattern of development and character of the general area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of property in the vicinity and would respect the existing character of the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be retained and carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 23 rd day of December 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>A semi-mature beech or evergreen hedge shall be planted along part of the south-western boundary of the site as shown on Drawing no. 16148 – GA – 005 R submitted to the planning authority on the 23rd day of December 2021. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five 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.</p> <p>Reason: In the interest of visual amenity and protection of amenities of adjoining property.</p>
3.	<p>a) The proposed eco panel fence shall be located only on top of the retaining boundary wall,</p> <p>b) The fence shall not exceed 1.2m in height at any point, and</p> <p>c) The fence shall be grey in colour.</p> <p>Prior to commencement of development, the applicants shall submit to and agree in writing with the planning authority precise details of the fence in accordance with this condition.</p> <p>Reason: In the interest of protecting the residential and visual amenity of the area.</p>

Board Member

Maria Fitzgerald
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Date: 17/06/2022