

An
Bord
Pleanála

Board Direction
BD-011686-23
ABP-313406-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2023.

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

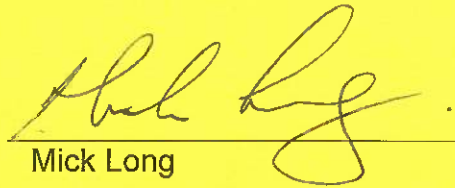
Having regard to the established principle of a house on the site and the design, character and layout of the development, it is considered that the development for which retention is sought would not adversely impact on the visual amenities of the area, would not give rise to a risk of flooding, would not be prejudicial to public health, would be consistent with the provisions of the current Cork County Development Plan, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained and completed in accordance with the plans and particulars lodged with the application, and the further information submitted on the 12 th day of November 2021, the 7 th day of February 2022 and the 11 th day of February 2022, except as may otherwise be required in order to comply with the following conditions. Where such |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The domestic garage / sheds shall be solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for other type of residential use, industrial, business and/or commercial purposes.</p> <p>Reason: In the interest of residential amenity and in the interest of the proper planning and sustainable development of the area.</p>
3.	<p>(a) The treatment plant shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 7th day of February 2022 and the 11th day of February 2022, and in accordance with the requirements of the document entitled "Code of Practice – Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021. No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.</p> <p>(b) Certification that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.</p> <p>(c) Surface water soakaways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the percolation area.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

Board Member


Mick Long

Date: 24/01/2023

