

An
Bord
Pleanála

Board Direction
BD-013626-23
ABP-313631-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out that the planning authority be directed, as follows:

Amend Condition number 7 by the omission of parts (a) and (b), as set out below.

Reasons and Considerations

Having regard to the design and nature of the apartment building proposed with specific reference to the Daylight, Sunlight and Overshadowing Assessments submitted with the application, and also having regard to the residential amenity being provided for by the proposed development in accordance with the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2022) and Objective 11.4. Daylight Sunlight and Overshadowing of the Cork City Development Plan 2022-2028, it is considered that units 2 and 3 fully meet all requirements with respect to acceptable levels of residential amenity and would be in accordance with the proper planning and sustainable development of the area.

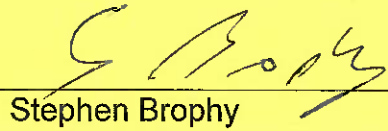
1.0 Conditions

7. The outer edge of the privacy strip to the north of unit 1 shall be bounded by a decorative railing on top of a low wall to a maximum height of 2m, or some other

suitable permanent boundary treatment to be agreed with the Planning Authority and the interior area shall be soft landscaped. Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interests of orderly development and residential amenity.

Board Member:



Stephen Brophy

Date: 08/09/2023