

An  
Bord  
Pleanála

**Board Direction**  
**BD-012891-23**  
**ABP-313689-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2023.

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 policies and objectives of the Cork County Development Plan 2022-2028, the design, location and finishes of the outdoor deck, and to the character and pattern of development in the area, it is considered that the development for which retention permission is sought would, subject to compliance with the conditions set out below, not have an adverse impact on the residential amenity of adjoining properties or the visual amenity of the area and would otherwise constitute an acceptable form of development at this location. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained 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 within six months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

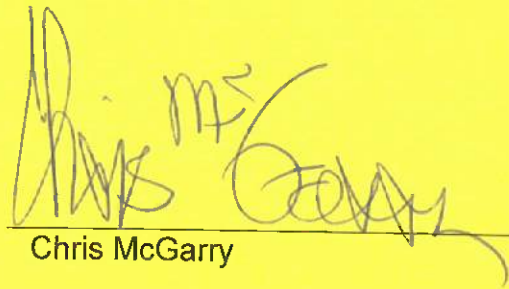
2. Within six months of the date of this Order the developer shall comply with the following requirements:
  - (a) Opaque glass privacy screens measuring 1.8 metres in height above the floor level of the deck shall be erected on the east and west sides of the deck and permanently maintained in place.
  - (b) A glass balustrade measuring 1.1 metres in height above the floor level of the deck shall be erected on the northern side of the deck.

**Reason:** In the interest of residential amenity and clarity.

3. Drainage arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of public health.

**Board Member**

  
Chris McGarry

**Date:** 13/07/2023

