



An  
Bord  
Pleanála

**Board Direction**  
**BD-013905-23**  
**ABP-314285-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2023.

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 'Existing Residential/Mixed Residential and Other Uses' zoning of the site and Objective ZU 18-9 as set out in the Cork County Development Plan 2022-2028, the existing and general pattern of development in the area and the nature and scale of the proposed development and the development proposed to be retained, it is considered that the proposed development and development proposed to be retained, subject to compliance with the conditions set out below, would constitute an acceptable use, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and road safety and would not be prejudicial to public health. The proposed development and the development proposed to be retained, would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by the Planning Authority on the 15<sup>th</sup> day of June, 2022 except as may otherwise be required in order to comply with the following conditions.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
3.	<p>External on-site lighting or any equivalent replacement lighting shall be directed into the site to be illuminated and shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent property.</p> <p><b>Reason:</b> To protect the amenity of properties in the vicinity.</p>

Board Member

  
Mary Cregg

Date: 28/09/2023