



An
Bord
Pleanála

Board Direction
BD-014506-23
ABP-315166-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2023.

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 provisions of the Cork County Development Plan 2022-2028, and the nature, design and location of the proposed development and the pattern of development in the vicinity, it is considered that the proposed development would not detract from the visual amenity or character of the landscape, would not be prejudicial to public health, or have an adverse impact on protected sites or species. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority, including the unsolicited revised proposals for the proposed garden / storage shed, |
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	<p>on the 7th day of October 2022, 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 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 proposed garden/storage shed shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for any commercial purpose or for human habitation.</p> <p>Reason: In the interest of residential amenity and clarity.</p>
3.	<p>The site shall be landscaped, using only indigenous deciduous trees and hedging species found in the surrounding area, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
4.	<p>The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.</p> <p>Reason: To ensure adequate servicing of the development, and to prevent pollution.</p>

Board Member

Joe Boland

Date: 09/11/2023