

An  
Bord  
Pleanála

**Board Direction**  
**BD-015245-24**  
**ABP-315482-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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**

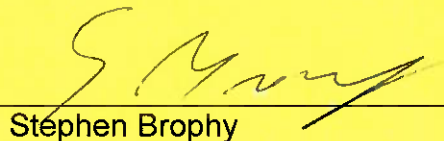
- 1.1.1. Having regard to the residential zoning for the site of the proposed development, the pattern of development in this Architectural Conservation Area, the design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of architectural heritage and would, therefore, be in accordance with the proper planning and sustainable development of the area. The Board noted the high quality design, single story scale subordinate to the existing dwelling on site, and the limited visibility of the proposed dwelling from neighbouring dwellings and the Victoria Road Architectural Conservation Area, and considered that adequate separation remained to preserve the setting of the existing NIAH structure on site. The Board therefore considered that the proposed development would not be contrary to objectives 8.20, 8.23 and 8.24 of the Cork City Development Plan 2022-2028.

## 2.0 Conditions

1.	<p>The development shall be carried out 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</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 and to ensure a proper standard of development.</p>
3.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development</p> <p><b>Reason:</b> In the interests of visual and residential amenity</p>
4.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. This plan shall provide details of intended access arrangements and of construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interest of amenities and public safety.</p>
5.	<p>All new in curtilage car parking spaces shall be provided with ducting to enable the installation of EV charging points.</p>

	Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission</p>

**Board Member**



Stephen Brophy

**Date:** 29/01/2024