



An
Bord
Pleanála

Board Direction
BD-015739-24
ABP-316231-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2024.

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

Having regard to the design, scale and layout of the proposed extension and alterations, it is considered that subject to conditions the development would contribute to sustainable residential neighbourhoods consistent with the ZO 1 zoning objective for the area and would be consistent with relevant provisions of the Cork City Council City Development Plan 2022-2028. The proposal would protect and provide for residential uses and amenities, would respect the character and scale of the development in the area, would not injure the visual amenities of the area, and would therefore be consistent 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, 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 |
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	<p>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 first-floor bedroom window on the south-eastern elevation shall be omitted.</p> <p>Reason: In the interests of the design and character of the area.</p>
3.	<p>Water supply and drainage arrangements for the site, including the disposal of surface and foul water, shall comply with the requirements of the planning authority for such works and services. Foul and surface water drainage shall be separated. There shall be no new connections to the public sewerage system.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water. All development shall be carried out in compliance with Irish Water standard codes and practices.</p> <p>Reason: In the interest of public health.</p>
5.	<p>The Developer shall comply with the following:</p> <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 commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, access, construction parking, management of on-street parking, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
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 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</p>

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.

Reason: 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.

Board Member


Stephen Bohan

Date: 06/03/2024