



An
Bord
Pleanála

Board Direction
BD-016146-24
ABP-317955-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2024.

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 Cork County Development Plan 2022-2028, the nature, scale and design of the development to be retained with respect to visual and residential amenity, and, other impacts, the surrounding pattern of development, the Board consider that the development to be retained would not give rise to unacceptable impacts ,and, would therefore be in accordance with the proper planning and sustainable development of the area. The Board considered that the onus is on the applicant to ensure adequate legal interest in the land on which the development to be retained is situated, and that any dispute in relation to the title of land is outside the Board's remit.

1.0 Conditions

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| 1. | The development retained in accordance with the plans and particulars lodged with the application received by the planning authority on the |
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	<p>03/07/2023, except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The existing dwellinghouse and extensions to be retained shall be jointly occupied as a single residential unit and the rear extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwellinghouse.</p> <p>Reason: To restrict the use of the extension in the interests of residential amenity.</p>
3.	<p>The outbuilding to be retained shall be used for purposes ancillary to the enjoyment of the main dwellinghouse and shall be used for any other purposes. It shall not be used for human habitation and no sanitary fittings shall be installed. It shall not be sold, conveyed or leased separately from the main residence, and when the need for the family flat no longer exists the unit must be returned to a garden storage unit.</p> <p>Reason: To protect the amenities of property in the vicinity and in order to comply with the Objectives of the current Development Plan for the area.</p>
4.	<p>Entrance recess between public road edge and entrance gate shall be set level with public road surface edge to the Planning Authority's satisfaction and shall not extend beyond road surface edge.</p> <p>Reason: In the interests of road safety.</p>
5.	<p>The kerb at the entrance to the site shall be dished. The works in this regard shall be to the satisfaction of and agreed with the Planning Authority within 6 months of the date of grant of planning permission.</p> <p>Reason: To ensure satisfactory access to the site from the public roadway.</p>

Board Member


 Stephen Brophy

Date: 25/04/2024