

An  
Bord  
Pleanála

**Board Direction**  
**BD-019414-25**  
**ABP-321671-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2025.

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 location of the subject site within Blarney town and zoned as ZO 01, Sustainable Residential Neighbourhoods, per Cork City Development Plan 2022-2028, the separation distance to the existing adjacent properties, the planning history of the site, and the proposed utilisation of an existing estate road, it is considered that the proposed development would not seriously affect the traffic safety of the area or impact the residential amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 31<sup>st</sup> day of July 2024, as amended by the further plans and particulars received by the planning authority on 15 November 2024, 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.

**Reason: In the interest of clarity.**

2. In accordance with the further plans and particulars received by the planning authority on 15 November 2024, a bat box shall be erected on the gable of the house (north west elevation).

**Reason: In the interest of biodiversity.**

3. Prior to the commencement of the development, details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority.

**Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.**

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details submitted on 25<sup>th</sup> November 2024, or as otherwise agreed with the planning authority. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason: In order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.**

5. The applicant shall ensure sightline are achieved at the proposed entrance off the public road, in accordance with drawing number 24043-PL003, or as otherwise agreed with the planning authority. Sightlines are to be measured to the nearside road edge with all structures and vegetation set back outside the sightline triangle.

**Reason: In the interest of traffic safety.**



6. Site development and building works shall be carried out between the hours of 07:00 to 19:00 Mondays to Fridays inclusive, between 08:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason: To safeguard the amenity of property in the vicinity.**

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including proposals for traffic management at the site entrance, the restriction of parking including delivery and service vehicles/trucks, to the curtilage of the site, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason: In the interest of traffic safety, public safety and amenity.**

8. Any utility poles currently within the roadside boundary set back required by other conditions of this schedule shall be repositioned behind the new boundary, and any surface chambers or manholes within it shall be repositioned in a location or at a level to be agreed with in writing with the Planning Authority. The applicant shall be responsible for the costs of relocating these facilities, for notifying the relevant statutory undertakers, for obtaining any necessary licenses, and for notifying the Planning Authority of the revised locations of such utilities, prior to commencement of development or at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.

**Reason: In the interest of road safety.**

9. Any damage to the existing estate road, footpath and services resulting from this development shall, at the expense of the developer, be repaired to the satisfaction of the Planning Authority.

**Reason: In the interest of orderly development.**

10. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason: In the interest of visual amenity.**

11. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise, shall discharge onto the public road or adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

**Reason: In the interest of traffic safety and to prevent pollution.**

12. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.

**Reason: In the interest of public health and to ensure adequate water/wastewater facilities.**

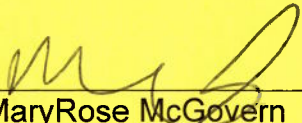
10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 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**

  
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MaryRose McGovern

**Date:** 08/04/2025