

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork City

Planning Register Reference Number: T.P.16/36793

An Bord Pleanála Reference Number: PL 28.246636

APPEAL by Philip McManus of “Latina”, 36 Westgate Park, Bishopstown, Cork and by Violet Warner of care of Gordon Warner of Inchydoney, Clonakilty, County Cork against the decision made on the 4th day of May, 2016 by Cork City Council to grant subject to conditions a permission to Denis O’Brien Developments (Cork) Limited care of Tim O’Connor Engineering Services Limited Kilgobbin, Ballinadee, Bandon, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The development of land consisting of elevational changes and internal alterations to 3 number previously approved dwellinghouses (change of design from that granted under planning register reference number 07/32203) at rear of property at 2 Westgate, Bishopstown, Cork.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, to the nature and scale of the proposed development, and to the pattern of development in the area, 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 and 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, as amended by the further plans and particulars submitted on the 6th day of April, 2016, 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. The development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 21st day of May, 2008 under planning register reference number 07/32203, An Bord Pleanála Reference Number PL 28.225645, except as may otherwise be required in order to comply with the attached conditions.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The proposed development shall be amended as follows:- The first floor dormer windows within the rear elevations of House Type numbers 1, 2 and 3 shall be glazed in obscure glazing up to a height of 1.4 metres above first floor level.

Revised drawings showing compliance with the above requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.