

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/00157

An Bord Pleanála Reference Number: PL 88.246657

APPEAL by Eileen and Michael O'Neill of 16 Ard Dara Drive, Station Road, Blarney, County Cork against the decision made on the 11th day of May, 2016 by Cork County Council to grant subject to conditions a permission to Tony and Nora Hall care of John J. O'Sullivan and Associates of Lindhu, Reenmeen East, Glengarriff, Beara, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of a single storey extension to the west side of an existing domestic garage/store, including a new hipped roof, permission for construction of a new entrance onto the public road, permission for construction of new road side boundary and all associated site works, all at Rerrin, Bere Island, Beara, County 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 nature and scale of the proposed development and the development proposed to be retained and to pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out, completed and retained 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, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (1) The entrance gate shall open inwards, only, from the public road.
(2) The new 1-metre-high roadside boundary comprising sod and stone fencing and indicated on drawing number P00011601-00-090316 shall run from the western roadside corner of the garage to be retained to the new entrance. No pedestrian access is permitted within this new roadside boundary.

Reason: In the interest of traffic safety owing to the lack of visibility at this location.

3. A legal right-of-way from the new entrance at the public road to the development site shall be procured prior to the commencement of work on site. This right-of-way shall attach to the development site and not the developer. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interests of orderly development.

4. The permitted garage/store shall be used solely for purposes ancillary to the enjoyment of the main dwellinghouse and shall not be used for commercial, trade or business purposes.

Reason: in the interest of proper planning and sustainable development and to protect the amenities of property in the vicinity.

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

Dated this day of 2016.