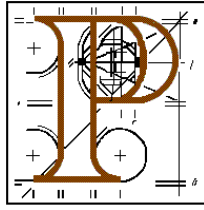


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/04666

An Bord Pleanála Reference Number: PL 04.246720

APPEAL by Fiona Guerin care of CEA Engineers and Architects of 15 Mill Road, Midleton, County Cork against the decision made on the 18th day of May, 2016 by Cork County Council in relation to an application for permission for development comprising alterations, new rear extension and change of use of office building to a dwellinghouse, a new site entrance and all associated site works at Oikoseen House, Castleredmond, Midleton, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for alterations, new rear extension and change of use of office building to a dwellinghouse and all associated site works and to refuse permission for a new site entrance).

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 extent of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, 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.

In deciding not to accept the Inspector's recommendation to refuse permission for the proposed new entrance, the Board considered that due to the significant improvement in terms of traffic safety and the reduction in traffic generation associated with the change of use to residential that the proposed entrance, subject to the omission of the existing entrance, represented a positive intervention and is, therefore, 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, 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 existing entrance shall be blocked up with a low wall (one metre) to match existing and be capped with a railing, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works.

Reason: In the interest of traffic safety and orderly development.

3. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Cork Region in which the site is situated.

Reason: In the interest of sustainable waste management.

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

Dated this day of 2016.