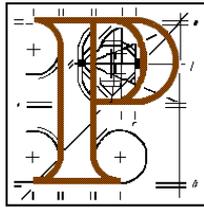


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/05599

An Bord Pleanála Reference Number: PL 04.247260

APPEAL by Deirdre Lehane of Sleaveen West, Macroom, County Cork against the decision made on the 19th day of August, 2016 by Cork County Council to grant subject to conditions a permission to Kevin Moynihan care of Gerald McCarthy and Company Architects of Ballyverane, Macroom, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations and two-storey rear extension to existing dwellinghouse, new single storey entrance porch to existing dwellinghouse, new parking area within the front garden of the existing dwellinghouse, together with all associated site works at number 12 Upper Masseytown, Kilnagurteen, Macroom, 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 zoning objective for the site as set out in the Macroom Town Development Plan 2009-2015 and the extent of the proposed development, 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, 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 first floor bathroom window shall be finished in obscure glass.

Reason: In the interest of the residential amenities of the adjacent properties.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Reason: In the interest of orderly development and the visual amenities of the area.

5. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

6. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of all boundary treatment to include boundaries between rear gardens and front boundaries. This shall provide for a minimum 1.8 metre high wall or fence to a distance of 3.6 metres from the rear wall of the existing building on the south side rear boundary.

Reason: In the interest of residential amenity.

7. Details of the vehicular access to serve the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of traffic safety.

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

Dated this day of 2016.