

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/04178

An Bord Pleanála Reference Number: PL 04.247344

APPEAL by Stephanie Lucey care of Thomas J. O'Brien and Associates of Discovery House, Unit 22, Airport East Business Park, Farmers Cross, Cork against the decision made on the 5th day of September, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of existing floor slab as constructed and completion of dwellinghouse as granted under planning register reference number 06/10473 at number 7 Gleann Ean, Glenville, 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 provisions of the Cork County Development Plan, 2014, to the pattern of development in the vicinity and to the planning history of the site, and having regard to the limited nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development, and the development for which retention is sought, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would provide for the completion of an already authorised and developed housing estate. The subject development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board noted the Habitats Directive Screening report submitted by the applicant, the report of the applicant's consulting engineers, as submitted to the planning authority on the 9th day of August, 2016, and the Appropriate Assessment Screening carried out by the Inspector. The Board concurred with, and adopted, the Inspector's screening exercise conclusions that the proposed development, individually or in combination with other plans and projects, would not be likely to have significant effects on the Blackwater River (Cork/Waterford) Special Area of Conservation (Site Code 002170), or any other European Sites, in view of the conservation objectives of such sites.

CONDITIONS

1. The development shall be retained and carried out and completed (as applicable) in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted on the 9th day of August, 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. Water supply and drainage arrangements, including the attenuation and 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.

3. Prior to the commencement of development, details of boundary treatment shall be submitted to, and agreed in writing with, the planning authority. Front boundaries shall not exceed one metre in height above road level. All block walls shall be rendered and capped.

Reason: In the interests of residential and visual amenity.

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

Reason: In the interest of visual amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Site development and building works shall be carried out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2017.