



An
Bord
Pleanála

Board Order PL 28.248202

Planning and Development Acts 2000 to 2016

Planning Authority: Cork City Council

Planning Register Reference Number: 16/37235

Appeal by John and Gretta O’Keeffe of 25 Dundanion Road, Ballintemple, Cork against the decision made on the 24th day of February, 2017 by Cork City Council to grant subject to conditions a permission to John O’Grady and Aileen Russell care of Mulcahy Ralphs Architects of Unit 4, Mahon Innovation Centre, Bessboro Road, Mahon, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: The demolition of an existing single storey dwelling and associated ancillary structures to rear, the construction of a new two-storey dwelling and single storey shed to rear, the relocation of one number existing vehicular entrance and all associated site works at 23 Dundanion Road, Ballintemple, 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 to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety. The proposed development 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 3rd day of February, 2017, 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. 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. The roof colour shall be blue-black, slate-grey or dark brown in colour only (including ridge tiles).

Reason: In the interest of visual amenity.

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.

4. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interests of visual and residential amenity.

5. The proposed vehicular site entrance shall not exceed more than three metres in width. Gates at the entrance shall be designed so that they are not capable of being opened outwards. The footpath and kerb shall be dished at the location of the proposed vehicular entrance in accordance with the requirements of the planning authority.

Reason: In the interest of pedestrian and traffic safety.

6. (a) All bathroom, WC and en-suite windows shall be fitted and permanently maintained with obscure glazing.
- (b) The proposed flat roof at the rear shall not be used as a balcony or amenity area.

Reason: In the interest of protecting the residential amenities of neighbouring property.

7. 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.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and 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.

