



An
Bord
Pleanála

Board Order
PL 04.248376

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 16/07214

Appeal by Maria Hodder of “Riverview”, Glanmire Village, Glanmire, County Cork against the decision made on the 29th day of March, 2017 by Cork County Council to grant subject to conditions a permission to Lisa McCarthy care of Brian O’Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Change of use of existing two-storey mixed uses premises (retail on ground and living accommodation on first) all to two number dwellings. (2) Alterations to front and rear elevations. (3) Demolition of existing single storey structure to rear. (4) Four number car park spaces to rear. (5) All associated site works. All at formerly Barry’s Shop, Main Street, Poulacurry South, Glanmire, 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 scale and nature of the development proposed, the zoning objective 'ZU 3-1 Existing Built Up Areas' as set out in the Cork County Development Plan, 2014, the nature and scale of development on site and the primarily residential character of the surrounding built up area, it is considered that, subject to compliance with the conditions set out below and subject to the implementation of the amended plans and particulars submitted following a section 132 request by the Board, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be out of character and would be in accordance with the provisions of the Cork County Development Plan, 2014 and the Blarney Electoral District Local Area Plan (2nd Edition 2015). 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 to An Bord Pleanála on the 3rd day of October, 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. (a) The permission hereby granted is based on the revised front elevation as submitted to An Bord Pleanála on the 3rd day of October, 2017, drawing number 16/4652-PL-08 and based on the rear garden, drawing number 4652-PL-02A, which provides for a maximum of four number car parking spaces and a turning area.
- (b) The vehicular access to parking shall be limited to the minimum required to facilitate access and egress to and from the parking spaces in a forward gear and shall be consistent with the standards and principles of the Design Manual for Urban Roads and Streets (2013).

Reason: In the interest of providing adequate residential amenity to the proposed development and in the interest of limiting traffic conflict at the site entrance.

