



An
Bord
Pleanála

**Board Order
PL 28.248841**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37316

Appeal by Patrick O'Toole care of PLM Architects of 15 Father Matthew Quay, Cork against the decision made on the 13th day of June, 2017 by Cork City Council to grant subject to conditions a permission to Vincent McCarthy of number 3 Inniscarrig Terrace, Western Road, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of a conservatory at rear of dwelling at number 3 Inniscarrig Terrace, Western Road, 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 City Development Plan 2015-2021, the existing established residential use and to the pattern of existing and permitted development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the policy requirements of the said development plan as it relates to residential extensions and would not seriously injure the existing visual or residential amenities of property in the vicinity. 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 19th day of May, 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.

