



An
Bord
Pleanála

**Board Order
PL 28.248922**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 16/37109

Appeal by Kieran and Donna Coogan of Trabeg House, 7 Douglas Road, Cork against the decision made on the 30th day of June, 2017 by Cork City Council to grant subject to conditions a permission to Denis and Catherine Duggan care of Neil Gallagher of Cork Road, Gouldshill, Mallow, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of a new permanent boundary fence and construction of a vehicular entrance with gates for access to private residence at Lyttelton, Douglas 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 limited nature, scale and design of the proposed development and to the character of the general area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene materially the zoning objectives for the site as set out in the current Cork City Development Plan, would respect the existing character of the area, would not seriously injure the residential or visual 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 8th day of June, 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 proposed welded mesh perimeter fence shall be powder coated in a dark green colour only, and shall not exceed 1.5 metres in height above ground level.
 - (b) The entrance shall be no wider than 3 metres.
 - (c) The gate shall be recessed and shall not open outwards.
 - (d) The gate shall consist of vertical bar railings no higher than 1.8 metres and shall be dark green in colour. The infill panels to either side shall be of the same materials.

Reason: In the interests of visual amenity and of pedestrian and traffic safety.

3. Full details of the proposed locations of the fencing posts shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These posts shall be so located as not to interfere with the existing trees.

Reason: In the interest of protecting the existing trees in the immediate area.

4. The proposed laurel hedge shall be planted within the first planting season following commencement of development, and shall be maintained thereafter to a height not exceeding 1.5 metres.

Reason: In the interest of visual amenity.

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water shall discharge onto the public footpath or adjoining property.

Reason: In the interest of orderly development.

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

Dated this day of 2018