

## **Board Order PL 28.248943**

Planning and Development Acts 2000 to 2017

**Planning Authority: Cork City Council** 

Planning Register Reference Number: 17/37422

**Appeal** by Gerald Fitzgibbon of Bluebell, 1A Hillview Terrace, Cross Douglas Road, Cork against the decision made on the 4<sup>th</sup> day of July, 2017 by Cork City Council to grant subject to conditions a permission to Laura Finn care of Cook Architects of Carey House, 5 Albert Street, Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of an extension to rear of an existing dwelling and all associated site works at 3 Hillview Terrace, Cross 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 zoning objective of the appeal site in the Cork City

Development Plan 2015 – 2021, and to the extent of the proposed development, it is

considered that, subject to compliance with the conditions set out below, the

proposed development would not seriously injure the amenities of the area and

would 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 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. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of orderly development and the visual amenities of the area.

 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 and to ensure a proper standard of development.

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

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