



An
Bord
Pleanála

**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 4th 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.

