



An
Bord
Pleanála

Board Order

PL 04.249215

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/05262

Appeal by Vincent O'Sullivan care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork and by William and Josie Price of The Bungalow, Thomas Street, Mitchelstown, County Cork against the decision made on the 17th day of July, 2017 by Cork County Council to grant subject to conditions a permission to Dominic Roche care of John Morrisson Consulting Engineers Limited of Kilclare Upper, Conna, County Cork in accordance with plans and particulars lodged with the said Council

Proposed Development: Retention and the completion of first floor extension to rear of existing house and all ancillary works at 9 Thomas Street, Mitchelstown, 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 zoning of the site as set out in the Fermoy Municipal District Local Area Plan 2017, the pattern of development in the area and the extent of the development, it is considered that, subject to compliance with conditions set out below, the development to be retained and completed would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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. The two first floor windows shall be located on the southern elevation as per these plans and particulars.

Reason: In the interest of clarity and residential amenity of the adjacent properties.

2. Within three months of the date of this order, details of the materials, colours and textures of all the external finishes to the development shall be submitted to the planning authority for agreement.

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

