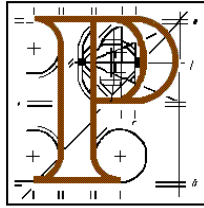


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork County Council

Planning Register Reference Number: 17/00689

An Bord Pleanála Reference Number: ABP-300708-18

Appeal by PJ and Mary O'Brien of Shreelane, Leap, County Cork against the decision made on the 13th day of December, 2017 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Alterations and change of use of an ancillary store house to an ancillary guest annexe at number 15 Tragumna Holiday Cottages, Bawnlahan, Tragumna, Skibbereen, 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 nature and extent of the proposed development and its proximity to the established dwelling on the site, it is considered that, subject to compliance with the conditions set out below, the change of use of the store to ancillary residential accommodation would not result in the creation of a separate residential unit on the site, would not set an undesirable precedent for similar types of development in the area, would not materially contravene the objectives of the Cork County Development Plan 2014, would be in accordance with the provisions of the said development plan, and 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, 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. The proposed guest annexe shall not be used, sold or let as an independent living unit and the existing curtilage of the overall residential property on this site shall not be sub-divided.

Reason: In the interest of residential amenity.

3. 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. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2018