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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/06857**

**Appeal** by Finbarr and Sandra Wrenne of Saint Anthony's, The Hill, Crosshaven, County Cork and by Ciaran O'Connor care of Coakley O'Neill Town Planning of NSC Campus, Mahon, Cork against the decision made on the 5<sup>th</sup> day of February, 2018 by Cork County Council to grant subject to conditions a permission to Michael and Elizabeth Malone care of Brendan Ronayne of Dún Barra, Lotamore, Glanmire, County Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing dwellinghouse, construction of a new dwellinghouse and detached domestic use garden shed, formation of a new road entrance for vehicular access and on-site car parking and all associated site works at Crosshavenhill, Crosshaven, 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 Cork County Development Plan 2014-2020, the Bandon and Kinsale Municipal District Council Local Area Plan, 2017, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety and convenience. 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 9<sup>th</sup> day of January, 2018, 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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and the accompanying forecourt shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The paving materials to the forecourt shall be permeable.

**Reason:** In the interests of visual amenity and sustainable development.

3. Water supply and drainage arrangements, including the attenuation and 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.

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

5. (a) Prior to occupation of the proposed dwellinghouse, the existing access to the garage on the site shall be permanently blocked up.  
  
(b) The proposed wall along the front boundary to the site shall not exceed 900 millimetres in height.

**Reason:** In order to safeguard the western sightline from the site exit, in the interest of traffic safety.

6. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed dwellinghouse without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**