



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04236

Appeal by Helen Mulcahy of 4 The Mall, Youghal, County Cork and by Bridget Hughes of 3 The Mall, Youghal, County Cork against the decision made on the 28th day of June, 2018 by Cork County Council to grant subject to conditions permission to Daniel Power care of Finbarr Foley of Clonpriest, Youghal, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Two-storey extension to rear of existing dwellinghouse, including alteration to existing dwelling house at 6 Water Street, Youghal-Lands, Youghal, 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 design, siting and layout of the proposed development, together with the established pattern and layout of adjoining development, it is considered that the proposed extension, subject to compliance with the conditions set out below, would not adversely impact on the residential amenities of adjoining properties, would not undermine the structural integrity of adjoining structures or pose a potential flooding risk, and would otherwise be in accordance with the provisions of the current Youghal Town Development Plan. 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 the 11th day of June, 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. The external finishes of the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual 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.

Paul Hyde

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

Dated this day of 2018.