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**Planning and Development Acts 2000 to 2019**

**Amendment of Board Order**

**Planning Authority: Cork County Council.**

**Planning Register Reference Number: 17/07429**

**Development Concerned:** (1) Demolition of existing dwelling, associated garage and front boundary wall; (2) the construction of eight number residential dwellings; and (3) all associated ancillary development works including landscaping, boundary treatments, drainage, lighting, solar panels, parking and vehicular access at Beauvoir, Cork Road, Carrigaline West, Carrigaline, County Cork as amended by the revised public notices received by the planning authority on the 14<sup>th</sup> day of November, 2018.

**WHEREAS** the Board made a decision to grant permission, in relation to the above-mentioned development by order dated the 20<sup>th</sup> day of May, 2019:

**AND WHEREAS** it has come to the attention of the Board that amendments to condition numbers 1 and 3 is required in order to clarify the said permission,

**AND WHEREAS** the Board considered that clarification of the above-mentioned matters would not result in a material alteration of the terms of the decision,

**AND WHEREAS** having regard to the nature of the issues involved, the Board decided not to invite submissions in relation to the matters from persons who had made submissions or observations in relation to the matters the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition numbers 1 and 3 of its order and the reason therefor shall be as follows:

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 22<sup>nd</sup> day of December, 2017 as shown on drawing number 16197/P/003 (Rev. P1), 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.

3. The landscape scheme shown on drawings entitled 'Landscape Plan' drawing number 100 (Rev.A) prepared by Ilsa Rugers Architecture and received by An Bord Pleanála on the 15<sup>th</sup> day of January, 2019, shall be carried out within the first planting season following substantial completion of external construction works. In addition, details of the retaining wall and the proposed hedge along the southern and western boundaries shall be agreed in writing with the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, until the development is taken in charge by the local authority, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

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

**Dated this            day of            2019.**