



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/07053

Appeal by Roger and Alison Flack care of Hogan Architecture Urban Design of The Lodge, Proby's Quay, Cork and by Denis O'Sullivan care of Hogan Architecture Urban Design of The Lodge, Proby's Quay, Cork against the decision made on the 24th day of January, 2019 by Cork County Council to grant subject to conditions a permission to Blackrock Estates Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: The use of an existing building/store (granted a temporary permission under planning register reference number 15/5810/An Bord Pleanála reference number PL 04.246137 for ancillary storage use for the storage of samples and office materials) as a domestic store ancillary to the existing dwellinghouse, all at Strand Farm, Curraghbinny, Carrigaline, 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.

Reasons and Considerations

Having regard to the character and established pattern of development in the vicinity, the planning history of the site and the nature of the proposed use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity 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 retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further information submitted to the planning authority on the 8th day of January, 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The garage structure shall be used solely for purposes incidental to the enjoyment of the dwellinghouse (domestic store, car storage and for boat storage purposes only) and for no other purpose and shall not be used for the carrying out of any trade, business or commercial activity.

Reason: In the interests of amenity and of the proper planning and sustainable development of the area.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any statutory amending or replacing them, no additional structures shall be erected within the site, unless authorised by a further grant of planning permission.

Reason: In the interests of clarity and of the proper planning and sustainable development of the area.

4. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development.

Dave Walsh

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

Dated this day of 2019.