



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/38092

Appeal by Amanda Stokes care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 4th day of February, 2019 by Cork City Council to grant subject to conditions a permission to Aoife Kirwan care of Jonathan Reinhardt of 13 The Village, Glasheen Road, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of new driveway entrance and front boundary wall alterations and all associated site works at 3 Mount Pleasant Road, Turner's Cross, 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 pattern of development in the area and to the scale, nature and design of the works to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would not give rise to a traffic hazard. The development proposed for retention 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 plans and particulars submitted on the 9th day of January 2019, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development to which this permission for retention relates is limited to the plans and particulars lodged with the application as amended by the plans and particulars received by the planning authority on the 9th day of January 2019, only, and does not refer to any other works within the site.

Reason: In the interest of clarity.

3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

4. Within three months from the date of this Order the footpath outside the vehicular entrance shall be dishd in accordance with the requirements of the planning authority. The works shall be carried out at the applicant's expense.

Reason: In the interest of vehicular and pedestrian safety.

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

Dated this day of 2019.