



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 18/38074

Appeal by Monica Sexton care

of CroCon Engineers of Atlanta House, 4 Main Street, Bantry, County Cork against the decision made on the 13th day of March, 2019 by Cork City Council to grant subject to conditions a permission to Eileen Hyde care of McCarthy Engineering of “Shandon”, 138 South Douglas Road, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Demolition of existing ground floor structure at the rear of existing dwellinghouse and a domestic garage at the side of existing dwellinghouse, (2) construction of a ground floor extension at the rear and side of existing dwellinghouse, (3) internal modifications, and (4) alterations to existing elevations and all associated site works at number 8 Hillside Drive, Glasheen, 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 existing residential zoning objective for the area, the pattern of development in the vicinity, the scale, nature and design of the proposed extension, 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, would not be prejudicial to public health 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 15th day of February, 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 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. Works carried out in the vicinity of the side wall of number 10 Hillside Drive and the front and rear boundary walls shall be supervised by a suitably qualified and experienced structural engineer, with appropriate measures to be taken for the protection of the wall and boundary.

Reason: In the interest of protecting the amenities of adjoining property.

3. The proposed window in the western elevation of the proposed extension shall be constructed in accordance with drawing numbers 1080-07 and 1080-08 received by the planning authority on the 15th day of February, 2019. No opening shall be developed in the western elevation facing onto number 10 Hillside Drive.

Reason: In the interest of clarity and protecting the amenities of adjoining property.

4. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

6. 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 agreement has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Water supply and drainage arrangements, including 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.

8. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

Michelle Fagan

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

Dated this day of 2019.