



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 18/38191**

**Appeal** by Donal and Mary O'Grady care of John MacCarthy and Partners of 16 Mary Street, Cork and by Brian Dennis and Others of Panarea, The Ridgeway, Bishopstown Avenue, Cork against the decision made on the 25<sup>th</sup> day of March, 2019 by Cork City Council to grant subject to conditions a permission to Carla and Kevin McGrath care of Loïc Dehaye Architects Limited of Unit 4, East Park House, Marina Commercial Park, Centre Park Road, Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing front porch, attached garage, chimney, single storey side and rear extensions of an existing dwellinghouse, and the construction of single storey and two-storey side and rear extensions, a new front porch, a rear garden room and shed, and all associated site works at Oikeema, The Ridgeway, Bishopstown Avenue, 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 compatible design and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the visual amenity of the streetscape or the residential amenities of adjoining properties by way of overlooking, overshadowing and overbearing impact, and would otherwise be in accordance with the provisions of the current Cork City 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 on the 5<sup>th</sup> day of March, 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. The external finishes of the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to 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.

4. 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.

---

**Paul Hyde**

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

**Dated this            day of            2019.**