



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 18/38102

Appeal by Patrick Corcoran and Eileen Corcoran of 13 Hillview Estate, Tramore Road, Cork against the decision made on the 15th day of April, 2019 by Cork City Council to grant subject to conditions a permission to Veronica O'Brien care of Jeremy Walsh Project Management of 10 Gas Terrace, Balloonagh, Tralee, County Kerry in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of an existing extension, which is being used as a kitchen and was constructed onto rear of existing dwelling at 6 Sawmill Lane, Sawmill Street, 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 zoning objective for the area which seeks to protect the residential character of inner city residential neighbourhoods, the pattern of development in the vicinity, the scale, nature and design of the extension proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development to be retained 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 20th 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. A report from a suitably qualified person confirming that satisfactory drainage connection arrangements have been carried out shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order.

Reason: In the interest of public health.

3. A site specific flood risk assessment shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order.

Reason: In the interest of public health.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2019.