



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38287

Appeal by Susan McGarry of 'Waterwood', Beechcourt, Passage West, County Cork against the decision made on the 30th day of April, 2019 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Partial demolition of existing front boundary wall and railing to form a vehicular driveway to accommodate a single vehicle hardstanding area along with all associated site works at 2 Highfield West, College Road, Cork City.

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 residential zoning objective for the site, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area. 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 in accordance with the plans and particulars lodged with the application, 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 proposed development shall be amended as follows:
 - (a) The vehicular access shall have a maximum width of 2.6 metres.
 - (b) The driveway shall have a maximum width of 3.5 metres and a maximum depth of five metres.
 - (c) Soft landscaping shall be provided in the remaining area of the front garden.

Revised drawings showing compliance with these requirements 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. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The formation of the vehicular access to the site, including alteration of the existing public footpath, shall be constructed in accordance with the requirements of the planning authority.

Reason: In the interest of orderly development and traffic safety.

Paul Hyde

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

Dated this day of 2019.