



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 19/38559

Appeal by Anne Ellis and Carmel Ellis of Woodbine Cottage, The Lough, Cork against the decision made on the 16th day of December, 2019 by Cork City Council to grant subject to conditions a permission to Christine Russell and Sean Russell care of Tim Brosnan of Main Street, Lisscarroll, Mallow, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: (a) Demolition of existing garage and single storey extension to the side and rear of existing dwelling respectively, (b) construction of a new two-storey extension to the rear elevation (northern elevation) and a single storey to the side elevation (west elevation), (c) alterations to existing dwelling and (d) all associated site works at 'Locmor', 1 Fairy Lawn, The Lough, Cork. The proposed development was revised by the public notices received by the planning authority on the 18th day of November, 2019.

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 design and limited scale of the proposed development, the existing building on site and the pattern of development within the area, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties. 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 18th day of November, 2019, except as may otherwise be required in order to comply with the following conditions. In the interests of clarity, the further amendments proposed by the applicant in response to the appeal submitted to An Bord Pleanála on the 31st day of January, 2020 were not deemed to be necessary by the Board. 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 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.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 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 approval has been received from the planning authority.

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

5. The external finishes of the proposed extensions shall be consistent with those of the existing dwelling on site.

Reason: In the interest of visual amenity.

6. The first floor en-suite window on the western elevation shall be glazed with obscured glass.

Reason: To prevent overlooking of adjoining residential property.

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

Dated this day of 2020