



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/06506

Appeal by Nuala O'Brien care of Wiggins and Associates of Number 5 Main Street, Lisgoold, Midleton, County Cork against the decision made on the 10th day of December, 2019 by Cork County Council to grant subject to conditions a permission to Eoghan Healy care of Joe Healy of Sunmount, Castlefarm, Monkstown, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of the demolition of a boiler house, single storey flat roofed extension to the rear and side of an existing dwelling and the construction of new single storey side and rear extension, alteration of original front door with a window, variation of ground levels and associated site works at Lower Road, Castleredmond, Ballinacurra, Midleton, County 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 design and limited scale of the development, the existing building on site and the pattern of development within the area, the Board considered that the proposed development for retention does not adversely impact on the residential amenities of neighbouring properties or result in the creation of a traffic hazard. The development proposals are in accordance with the current Cork County Development Plan in relation to extensions and alterations. The proposed development for retention is, therefore, 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, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall submit precise details for the disposal of surface water for the written agreement of the planning authority within one month from the date of this Order. The proposals 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. Opaque glazing shall be installed in the proposed ensuite window in the rear elevation.

Reason: In the interest of residential amenity.

4. The developer shall submit and agree in writing with the planning authority details of the physical boundary treatment along all boundaries and a landscaping scheme for the site within one month from the date of this Order. This scheme shall include a timeframe for its implementation.

Reason: In the interest of visual and residential amenity.

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

Dated this day of 2020