



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00443

Appeal by Sam Flynn care of Joe Bonner of The Airport Hub, Unit 1 Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 24th day of October, 2020 by West Cork County Council to grant subject to conditions a permission to Kieran O'Sullivan Construction Limited care of DMCA Consultants Limited of 8 Marino Street, Bantry, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Works to the curtilage of three number existing dwelling houses: (i) relocation of roadside boundary walls and three number vehicular entrances, (ii) widening of adjacent public road to 5.5 metres, (iii) installation of 1.5 metres wide public footpath and 300 millimetres wide verge and (iv) all associated works, all at Caherdaniel West, Bantry, 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 limited scale of the proposed development and its containment within the confines of the existing site, it is considered that the proposed development would not adversely impact on the amenities of adjoining properties, would be consistent with the provisions of the West Cork Municipal District Local Area Plan 2017, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall consist solely of the relocation of roadside boundary walls and the three vehicular entrances to the existing houses and the construction of a 2.0 metre wide footpath and 300 millimetres wide verge, and associated works within the confines of the site as outlined in red in the Site Layout Plan submitted to the planning authority on 2nd day of October, 2019.

Reason: In the interest of clarity.

2. Drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of orderly development.

Maria FitzGerald

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

Dated this day of 2020