



An  
Bord  
Pleanála

# Amendment of Board Order ABP-306325M-20

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## Planning and Development Acts 2000 to 2020

### Planning Authority: Cork City Council

#### Development Concerned:

A strategic housing development including 753 number residential units, a local centre including retail (two number units), a crèche, doctor's surgery and community use unit at Lahardane and Ballincolly (Townlands), Ballyvolane, Cork City.

**WHEREAS** the Board made a decision to grant permission in relation to the above-mentioned development by order dated the 27<sup>th</sup> day of May 2020.

**AND WHEREAS** it has come to the attention of the Board that it is appropriate to amend its Order dated the 27<sup>th</sup> day of May 2020 in order to facilitate the permission/decision where the amendment may reasonably be regarded as having been contemplated by either a particular provision of the permission/decision or the terms of the permission/decision which were not expressly provided,

**AND WHEREAS** the Board considered that the amendment would not result in a material alteration of the terms of the decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by omitting condition number 21, as it duplicates condition number 12, and by amending condition number 12 as follows:

12. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development. In addition, details of a maintenance strategy for materials within the proposal shall also be submitted for the written agreement of the planning authority, prior to the commencement of any works on site. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination. Pre-coloured sand-based render shall not be used as an external finish.

**Reason:** In the interest of visual amenity and durability.

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

**Dated this          day of                                  2020**