



Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39028

Appeal by Rose M. and Denis Murphy of Number 12 Laburnum Park, Model Farm Road, Cork against the decision made on the 16th day of June, 2020 by Cork City Council to grant subject to conditions a permission to Ronan Murray and Aideen Creedon care of Brian O’Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Alterations to existing dwelling house, namely; demolition of existing single storey extension to rear, construction of new single storey extension to rear, first floor extension to side, two-storey bay window extension to front, elevational changes to front and side elevation, and attic conversion with flat roof dormer to rear at 10 Laburnum Park, Model Farm Road, Cork as revised by the further public notices received by the planning authority on the 15th day of April 2020.

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 policies and objectives of the Cork City Development Plan 2015-2021, the design and scale of the proposed development, the existing building on site and the pattern of development within the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of neighbouring 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 15th day of April 2020, 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. (a) The first-floor bedroom window on the eastern elevation shall be non-openable and fitted with obscure glazing.
(b) The roof to the single storey rear extension shall not be used as a balcony/seating/amenity area.

Reason: To prevent overlooking of adjoining residential property.

3. Construction and demolition waste shall be managed in accordance with a construction traffic, 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 0800 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. 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.

7. All existing boundary hedging on site shall be suitably protected during construction works and retained.

Reason: In the interest of visual and residential amenity.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020