



An
Bord
Pleanála

Board Order
ABP-308640-20

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39531

Appeal by Sean Lyons of 4 Panorama Terrace, Sundays Well Road, Cork against the decision made on the 3rd day of November, 2020 by Cork City Council to refuse a permission for the proposed development.

Proposed Development: Permission to construct a rear extension at ground and first floor and associated site works at 10 Margeurita Villas, Dean Street, 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 Cork City Development Plan 2015 – 2021, the Board considered that the proposed development would, subject to compliance with the conditions set out below, be an appropriate extension to the dwelling house at Number 10 Marguerita Villas. As such, it would be compatible with the visual and residential amenities of the area and it would result in a net gain in the amenities of the residential property. 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, 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. If, during the course of site works and construction, archaeological material is discovered, the City Archaeologist shall be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 – 2004 that such is brought to the attention of the National Monuments Service.

Reason: In the interest of preserving in situ or by record archaeological material likely to be damaged or destroyed in the course of development.

3. (a) The external finishes of the proposed extension shall be the same as those of the existing rear extension in respect of colour and texture.
- (b) The proposed bathroom window shall be opaque glazed and, thereafter, such glazing shall be retained for the duration of the extension.

Reason: In the interests of visual and residential amenity.

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 residential amenities of property in the vicinity.

Paul Hyde

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

Dated this day of 2021