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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 20/05786**

**Appeal** by Finbarr and Laura O'Callaghan care of FMP Architects of Granary Hall, Rutland Street, Cork against the decision made on the 12<sup>th</sup> day of July, 2021 by Cork County Council in relation to the application by Finbarr and Laura O'Callaghan for permission for development comprising retention of increases in footprint at lower ground floor and second floor levels to dwellinghouse over that previously permitted under planning register reference number 08/8741, and extended by planning register reference number 14/4160. Retention of external wall finishes, landscaping layout and front boundary wall treatment to a dwellinghouse at Coast Road, Kilmichael East, Myrtleville, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of increases in footprint at lower ground floor and second floor levels to dwellinghouse, landscaping layout and front boundary wall treatment and to refuse permission for retention of external wall finishes).

## **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 planning history of the site, to the contemporary design and character of the dwelling, to the design, character and array of finishes to development in the immediate vicinity of the site, to the limited scale of the additions to the footprint of the existing structure, and to the nature of finishes as set out in the application documentation, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the visual and scenic amenities of the area, nor on views and prospects of the adjoining scenic route, would not conflict with the relevant provisions of the current Cork County Development Plan, and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

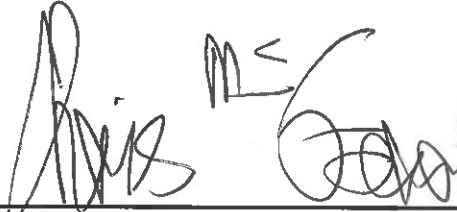
## Conditions


1. The development for which retention permission is sought 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 condition set out below. Where such condition requires 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 carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. 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.

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



Dated this 30<sup>th</sup> day of December 2021.