



Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/06141

Appeal by Maura Ahern of Carbery, Casey's Corner, Lower O'Connell Street, Kinsale, County Cork against the decision made on the 27th day of October, 2021 by Cork County Council to grant subject to conditions a permission to David and Angela Doyle care of Crean Salley Architects of 8 Bridge Court, City Gate, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: 1) The demolition of the existing carport platform at the North side of the existing dwelling on Level 3. 2) The construction of an extension to the dwelling on Level 1 and Level 2 at the North side of the existing dwelling. 3) The reconstruction of a carport platform and associated perimeter protection on Level 3 at the North side of the existing dwelling forming a roof to the extension also. 4) The construction of a domestic lift to serve Levels 1, 2 and 3. 5) The replacement of an existing timber railing with a new glass balustrade. 6) All associated works at Half Wall, The Ramparts, Kinsale, 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.

Reasons and Considerations

Having regard to the provisions of the Kinsale Town Development Plan 2009-2015 (as extended and varied), to the nature and scale of the proposed development and to the existing pattern of development in this town centre location, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, or of property in the vicinity and 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 4th day of October, 2021, 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. The developer shall comply with the following requirements: -
- (a) The dressing room window at Level 2 on the eastern elevation shall be fitted and permanently maintained in obscure glass.
 - (b) The new glass balustrade to the east of the terrace at the rear shall be fitted with and permanently maintained in obscure glass.

Reason: In the interest of the residential amenity.

3. The exterior of the proposed extension shall be rendered in a dark colour, details of which shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and 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.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *17th* day of *May* 2022

