

An
Bord
Pleanála

Board Order
ABP-312840-22

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00700

Appeal by John and Ann Cadogan care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 26th day of January, 2022 by Cork County Council to grant subject to conditions a permission to Shane and Deirdre Murphy care of Crocon Engineers Limited of 4 Main Street, Bantry, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for retention of (i) concrete retaining wall on the western boundary, (ii) two ground floor windows and door on west elevation, (iii) one ground floor window and rooflight on the north elevation, (iv) canopy over main entrance door and for permission to install 1.8 metres high eco fence panels with painted steel posts on top of the existing concrete retaining wall on the western boundary and associated site works, all to the existing dwelling at Chapel Lane, Townlands, Rosscarbery, 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 location of the site within the settlement boundary of Rosscarbery, to the pattern of development and character of the general area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of property in the vicinity and would respect the existing character of the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 23rd day of December 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. A semi-mature beech or evergreen hedge shall be planted along part of the south-western boundary of the site as shown on drawing number 16148 – GA – 005 R submitted to the planning authority on the 23rd day of December 2021. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and protection of amenities of adjoining property.

3. (a) The proposed eco panel fence shall be located only on top of the retaining boundary wall,
(b) the fence shall not exceed 1.2 metres in height at any point, and
(c) the fence shall be grey in colour.

Within three months of the date of this Order, the developer shall submit to, and agree in writing with, the planning authority precise details of the fence in accordance with this condition.

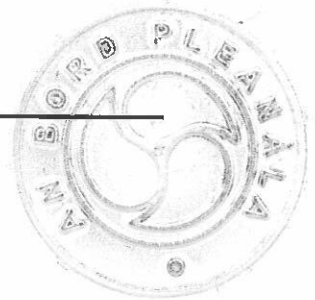
Reason: In the interest of protecting the residential and visual amenity of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 23rd day of June 2022.