

An  
Bord  
Pleanála

**Board Order  
ABP 313689-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/04548**

**Appeal** by Ronan Murphy care of Coughlan DeKeyser Architects of North Point House, North Point Business Park, Mallow Road, Cork against the decision made on the 4<sup>th</sup> day of May, 2022 by Cork County Council to refuse permission.

**Proposed Development:** Retention of outdoor deck and steps to rear of existing dwelling with all associated site development works at Sundance, Camden Road, Crosshaven, County Cork.

## **Decision**

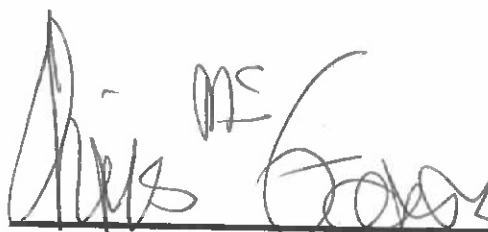
**GRANT** permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

- (b) A glass balustrade measuring 1.1 metres in height above the floor level of the deck shall be erected on the northern side of the deck.

**Reason:** In the interests of residential amenity and clarity.

3. Drainage arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of public health.

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

Dated this 14<sup>th</sup> day of July 2023.

## Reasons and Considerations

Having regard to the policies and objectives of the Cork County Development Plan 2022 - 2028, to the design, location and finishes of the outdoor deck, and to the character and pattern of development in the area, it is considered that the development proposed to be retained would not, subject to compliance with the conditions set out below, have an adverse impact on the residential amenity of adjoining properties or the visual amenity of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 within six months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

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

2. Within six months of the date of this Order the developer shall comply with the following requirements:
  - (a) Opaque glass privacy screens measuring 1.8 metres in height above the floor level of the deck shall be erected on the east and west sides of the deck and permanently maintained in place.

