

An
Bord
Pleanála

Board Order ABP-314285-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/04479

Appeal by Lynda O'Donnell of Inishkea, 17 Glenwood Court, Carrigaline, County Cork against the decision made on the 11th day of July, 2022 by Cork County Council to grant subject to conditions a permission to the Health Service Executive care of Wiggins and Associates Architects and Engineers of 5 Main Street, Lisgoold, Midleton, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of minor alterations and change of use of existing single-storey guest house to single-storey HSE community residence and associated site works, all at Glenwood House, Ballinrea Road, Carrigaline West, Carrigaline, 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 'Existing Residential/Mixed Residential and Other Uses' zoning of the site and Objective ZU 18-9 as set out in the Cork County Development Plan 2022-2028, the existing and general pattern of development in the area and the nature and scale of the proposed development and the development proposed to be retained, it is considered that the proposed development and development proposed to be retained, subject to compliance with the conditions set out below, would constitute an acceptable use, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and road safety and would not be prejudicial to public health. The proposed development and 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 carried out, completed and retained in accordance with the plans and particulars lodged with the application and by the further plans and particulars submitted to the planning authority on the 15th day of June, 2022, except as may otherwise be required in order to comply with the following conditions.

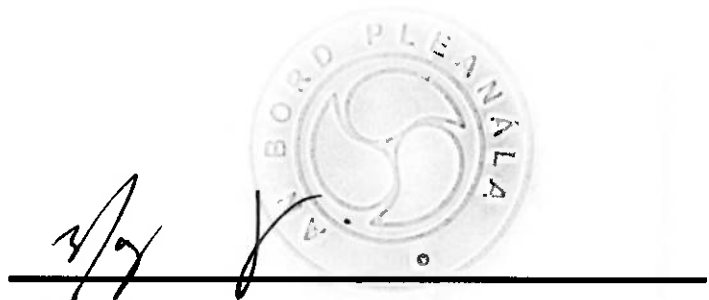
Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including 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.

3. External on-site lighting or any equivalent replacement lighting shall be directed into the site to be illuminated and shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent property.

Reason: To protect the amenity of properties in the vicinity.

The image shows a handwritten signature in black ink, which appears to be 'M. Cregg', written over a horizontal line. To the right of the signature is the official seal of An Bord Pleanála. The seal is circular with a double-lined border. Inside the border, the words 'AN BORD PLEANÁLA' are written in a circular path. In the center of the seal is a stylized logo consisting of two interlocking, curved shapes that form a larger 'S' or infinity-like symbol.

Mary Cregg

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 9th day of October 2023.