



An
Bord
Pleanála

Board Order

ABP-316074-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41658

Appeal by Noel Hogan of 2 Laurel Grove, Bishopstown, Cork against the decision made on the 23rd day of February, 2023 by Cork City Council to grant permission subject to conditions to Derry Casey care of Horgan Carroll Architects of Unit 3, Waters Edge, Midleton, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for construction of a new part two-storey/part single-storey detached dwelling in the side garden of the existing dwelling; modifications to existing vehicular entrance at 1 Laurel Grove to provide shared vehicular access to existing dwelling and proposed new dwelling; all associated site development works including connection to public services. The demolition of an existing single-storey extension to the side of 1 Laurel Grove under previously granted planning permission register reference number 21/40766 will be required to accommodate the proposed new dwelling, all at 1 Laurel Grove, Bishopstown, 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 and context of the site and surrounding area, and the nature and scale of the proposed dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character, residential amenities, or visual amenities of the area and would not give rise to the creation a traffic hazard. It is considered that the proposed development would be consistent with the ZO 01 Sustainable Residential Neighbourhoods land use zoning objective for the area, would be consistent with the relevant policies and objectives of the Cork City Development Plan 2022-2028, 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, 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. Water supply and drainage arrangements for the site, including the disposal of surface and foul water, shall comply with the requirements of the planning authority for such works and services. Foul and surface water drainage shall be separated.

Reason: In the interest of public health.

3. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

4. Proposals for house naming and numbering shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The proposed name and number shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

Reason: In the interest of urban legibility and orderly street naming and numbering.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, access, construction parking, management of on-street parking, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.



6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Joe Boland

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

Dated this ^{12TH} day of ^{April} 2024