

An
Bord
Pleanála

Board Order ABP-316231-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/41705

Appeal by Finbarr O'Leary care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 13th day of March, 2023 by Cork City Council to grant subject to conditions a permission to James Geaney care of Brendan Ronayne of Lotamore, Glanmire, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations and extensions to an existing dwelling, including the following works: a two-storey side extension, a single storey side and rear extension, alterations to an existing rear window opening, the removal of the existing single storey structures attached to the rear of the dwelling and all other associated works, all at 17 Browningstown Park West, Ballinlough, 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 design, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the ZO 1 zoning objective for the area, would be in accordance with the relevant provisions of the Cork City Development Plan 2022-2028, would be in keeping with the character and pattern of development in the area, would not seriously injure the visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The first-floor bedroom window on the south-eastern elevation shall be omitted.

Reason: In the interest of the design and character of the area.

3. Water supply and drainage arrangements, including the attenuation and 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. There shall be no new connections to the public sewerage system.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann. All development shall be carried out in compliance with Uisce Éireann standard codes and practices.



Reason: In the interest of public health.

5. The construction of the proposed 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 proposed 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 interest 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.



Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 3rd day of April 2024.