



An
Bord
Pleanála

Board Order ABP-319426-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/06211

Appeal by Maurice O'Halloran care of Siobhan McCarthy of 54 Maryville, Ballintemple, Cork against the decision made on the 4th day of March, 2024 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Conversion of a domestic shed to granny flat and extension to same as use as a granny flat and associated site works at the rear of existing semi-detached house at 19 Ashgrove Lawn, 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 information submitted with the planning application and appeal and 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 comply with Section 6.6.23 and Section 6.6.24 with respect to the provision of ancillary accommodation as set out in the Cork County Development Plan 2022 – 2028, would not be injurious to the visual or residential amenities of the area 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, as amended by the further information received by the planning authority on the 8th day of February 2024, 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. This permission solely relates to the conversion of a domestic garage to ancillary accommodation and extension to the same for use as ancillary accommodation. Proposals to amend the front garden of the property as shown in the site layout plan dated the 2nd day of November 2023 are not hereby permitted under this permission.

Reason: To define the scope of the permission and in order to comply with the objectives of the current development plan for the area.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Details of the proposed external material finishes shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

5. Prior to the commencement of development, the applicant shall enter into a written agreement with the planning authority under Section 47 of the Planning and Development Act 2000, as amended to ensure that:

- (a) The proposed ancillary accommodation shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
- (b) The proposed ancillary accommodation shall be used solely for that purpose and shall revert to use as part of the main dwelling on the cessation of such use.

Reason: To protect the amenities of property in the vicinity and in order to comply with the objectives of the current development plan for the area.

6. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority

Reason: In order to safeguard the residential amenities of property in the vicinity of the site.



Marie O'Connor

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

Dated this 03 day of October 2024