



An  
Bord  
Pleanála

## Board Order ABP-320035-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Cork County Council

**Planning Register Reference Number:** 24/00054

**Appeal** by Noel and Helen O'Keefe care of Gordon Warner of Inchydoney, Clonakilty, County Cork against the decision made on the 4<sup>th</sup> day of June, 2024 by Cork County Council to grant subject to conditions a permission to Christine McCarthy care of Edge Architecture Limited of Castlepoint, Schull, County Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Proposed extension, demolitions, internal alterations, and renovations to an existing dwelling at South Terrace, Schull, County Cork, as revised by the further public notices received by the planning authority on the 7<sup>th</sup> day of May, 2024.

### 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 zoning objective of the area, as set out in the Cork County Development Plan 2022-2028, the design, layout and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not seriously injure the residential or visual amenities or the established character or appearance 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, as amended by the further plans and particulars received by the planning authority on the 15<sup>th</sup> day of April, 2024 and the 23<sup>rd</sup> day of May, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. Access to the flat roof area to the rear shall be for maintenance purposes only and the area shall not be used as an outdoor amenity space.

**Reason:** In the interest of residential amenity.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

5. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

6. 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 noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

*Mary Gurrie*

**Mary Gurrie**

**Member of An Bord Pleanála**

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

Dated this *11* day of *March* 2025.