

An
Bord
Pleanála

Board Order ABP-321671-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 24/43145

Appeal by Hugh and Catherine O'Rourke of 32 Castleowen, Blarney, Cork against the decision made on the 18th day of December, 2024 by Cork City Council to grant permission, subject to conditions to Fintan and Valerie Coleman care of Tony O'Sullivan Architects Limited of 26 Main Street, Macroom, County Cork for the proposed development.

Proposed Development: Permission for two-storey dwelling and associated works (a change in design to that permitted under planning reference number 19/04974) at site between Cluain Ard and Tudor Heights, The Hill, Blarney, 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 of the subject site within Blarney town and zoned as ZO 01, Sustainable Residential Neighbourhoods, as set out in Cork City Development Plan 2022-2028, the separation distance to the existing adjacent properties, the planning history of the site, and the proposed utilisation of an existing estate road, it is considered that subject to compliance with the conditions set out below the proposed development would not seriously affect the traffic safety or impact the residential amenity of the area. The proposed development 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 plans and particulars received by the planning authority on the 25th day of November 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. In accordance with the further plans and particulars received by the planning authority on the 25th day of November 2024, a bat box shall be erected on the gable of the house (north west elevation).

Reason: In the interest of biodiversity.

3. Prior to commencement of development, details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details submitted to the planning authority on the 25th day of November 2024, or as otherwise agreed with the planning authority. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.

5. The developer shall ensure sightlines are achieved at the proposed entrance off the public road, in accordance with drawing number 24043-PL003 received by the planning authority on the 25th day of November, 2024 or as otherwise agreed with the planning authority. Sightlines shall be measured to the nearside road edge with all structures and vegetation set back outside the sightline triangle.

Reason: In the interest of traffic safety.

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including proposals for traffic management at the site entrance, the restriction of parking including delivery and service vehicles/trucks to the curtilage of the site, noise and dust management measures, and off-site disposal of construction/demolition waste.

Reason: In the interest of traffic safety, public safety and amenity.

8. Any utility poles currently within the roadside boundary set back required by other conditions of this Order shall be repositioned behind the new boundary, and any surface chambers or manholes within it shall be repositioned in a location or at a level to be agreed in writing with the planning authority. The developer shall be responsible for the costs of relocating these facilities, for notifying the relevant statutory undertakers, for obtaining any necessary licenses, and for notifying the planning authority of the revised locations of such utilities, prior to commencement of development or at the discretion of the planning authority, within such further period or periods of time as it may nominate in writing.

Reason: In the interest of road safety.

9. Any damage to the existing estate road, footpath and services resulting from this development shall, at the expense of the developer, be repaired to the satisfaction of the planning authority.

Reason: In the interest of orderly development.

10. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

11. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise, shall discharge onto the public road or adjoining properties.
- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

12. Prior to the commencement of development, the developer shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

13. 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.

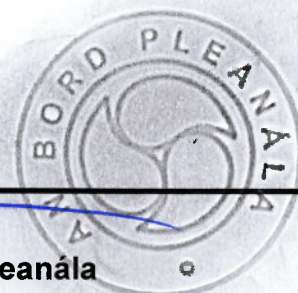
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11th day of April 2025