

CORK COUNTY COUNCIL
Planning & Development Acts 2000 – 2010

C/o Gareth Sullivan,
C/o Simply Architecture,
Ground Floor Studio,
18A Washington Street,
Cork City.

Planning Register No: 17/07462

Application by:

Of: C/o Gareth Sullivan, C/o Simply Architecture, Ground Floor Studio, 18A Washington Street, Cork City

On: 22/12/2017, 23/06/2018 and 23/07/2018

For: Construct a one and a half storey dwelling with proprietary domestic water water treatment system, new site entrance with walls and piers and all associated site works.

At: Coolnagearagh, Carrigadrohid, Co. Cork.

Further to Notice dated the 16/08/2018 Cork County Council hereby conveys a grant of **Permission** for the application described above subject to the conditions set out in the schedule attached to the said Notice dated 16/08/2018 of its intention to grant **Permission**

Signed on behalf of Cork County Council



Pio Treacy

DATE: 27/09/2018

NOTE FOR GUIDANCE OF DEVELOPERS

A grant of Planning Permission or Permission Consequent on the grant of Outline Permission does NOT of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so. Unless otherwise stated or unless it is revoked a Permission or Permission Consequent on the Grant of Outline Permission is valid for a period of five years.

Any development which takes place prior to the payment of a financial contribution required by any of the conditions attached to a Permission or Permission Consequent on the grant of Outline Permission will be unauthorized until compliance with the condition or conditions.

Please note that there is an onus on developers to ensure that there is no danger to the public as a result of the proposed development.

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 - 2010
NOTIFICATION OF DECISION TO GRANT Permission

Reference No. in Planning Register 17/07462

C/o Gareth Sullivan,
C/o Simply Architecture,
Ground Floor Studio,
18A Washington Street,
Cork City.

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **16/08/2018** decided to **GRANT Permission** for the development of land namely:

Construct a one and a half storey dwelling with proprietary domestic waste water treatment system, new site entrance with walls and piers and all associated site works.

At: Coolnagearagh, Carrigadrohid, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 22/12/2017, as amended on 26/06/2018 and 23/07/2018

And subject to the conditions (18no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED)

If there is no appeal against the said decision, a grant of Permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála. It should be noted that until a grant of Permission has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council



Pío Treacy
Administrative Officer

Date: 17/08/2018

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

FIRST SCHEDULE

Planning Ref. No. 17/07462

Having regard to the development plan objectives for the area and the pattern of development in this rural area, it is considered that subject to compliance with conditions attached in the Second Schedule, the proposed development would not seriously injure the amenities of the area and would not be prejudicial to public health and, therefore, would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 22/12/17, 26/06/18 and 23/07/18 save where amended by the terms and conditions herein.	In the interests of clarity.
2	(1) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter, unless consent is granted by the Planning Authority for its occupation by other persons who belong to the same category of housing need as the applicant. Before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, the applicant shall enter into a written agreement with the Planning Authority under Section 47 of the Planning and Development Act, 2000 to this effect. (2) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the Planning Authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (1) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or by any person deriving title from such a sale.	To ensure that the proposed dwelling is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.
3	All planting shall comply with the specifications of the landscaping scheme agreed and shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.	In the interests of visual amenity.
4	All trees and hedgerows within and on the boundaries of the site, except those specified trees whose removal is authorised in writing by the Planning Authority to facilitate the development, shall be protected during building operations and retained thereafter.	In the interests of visual amenity.
5	The existing hedgerows along the boundaries of the site shall be retained in their entirety and shall be	In the interests of visual line amenity.

	maintained to form a feature of the proposed development.	
6	The windows of the proposed structure shall have a vertical emphasis.	In the interests of visual amenity.
7	Gates shall open inwards.	In the interests of road safety.
8	Sight distance of 70 m to the West and 70 m to the East shall be provided from centre point of entrance 3 m back from public road edge. Sightlines are to be measured to the nearside road edge in both directions of the proposed entrance. No vegetation or structure shall exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
9	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
10	Any utility poles currently within the roadside boundary set back required by other conditions of this schedule 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 with in writing Planning Authority. The applicant 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.	To protect existing utility infrastructure.
11	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto public road.	To prevent the flooding of the public road.
12	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
13	Existing road drainage shall not be obstructed and any the new entrance shall be designed and constructed to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
14	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
15	A drainage grating, along with a discharge pipe to a soakaway located within the site, shall be	To prevent flooding of the public road.