

"Site B" at Scotchman's Road, Monkstown, Co. Cork



FOR SALE BY PRIVATE TREATY

Site with full planning permission on Scotchmans Road.

Magnificent elevated site extending to .36 acres with excellent views over Cork Harbour.

The site has full planning (Ref: 16/06826) for a large C.2,239sq.ft., (208sqm) detached property with garage extending to 484sqft, (45sqm).

Purchaser will be required to plant a Portuguese Laurel Hedge on the Northern boundary.

All mains services.

Planning Ref: 16/06826

Planning Contribution: €4,114.32

SITE

**0.15 Hectares Approx.
(0.36 Acres)
With Full
Planning Permission**

Viewings Strictly By Appointment With Sole Agency

Agent: Jackie Cohalan
Phone: 087 642 7555

CORK COUNTY COUNCIL

ORDER NO: 17/4069 **O.S. NO.** 87/6

SUBJECT: Application Reg. Ref. No. 16/06826

for: Construct two number one and a half storey detached dwellinghouses each with attached single storey garages within the grounds of an existing dwelling to include one new vehicle entrance and alterations to one existing vehicle entrance both onto public road and all associated site works

at: "Inis Arcain"
Scotchman's Road
Monkstown
Co. Cork

ORDER: **Conditional Permission** is hereby GRANTED subject to the provision of Subsection 11 of Section 34 of the Planning and Development Acts, 2000 - 2010 for the reason set out in the First Schedule attached hereto.

to: Rob Breathnach

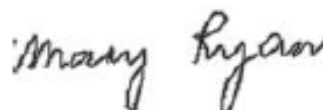
of: C/O Steve McClew
Douglas Business Centre
Carrigaline Road
Douglas
Co. Cork

for: Construct two number one and a half storey detached dwellinghouses each with attached single storey garages within the grounds of an existing dwelling to include one new vehicle entrance and alterations to one existing vehicle entrance both onto public road and all associated site works

at: "Inis Arcain", Scotchman's Road, Monkstown, Co. Cork

in accordance with plans and particulars lodged by the applicant on 11/11/2016 and subject to the conditions (17 no.) set out in the Second Schedule attached hereto.

The **Permission** is to be granted subject to the conditions provided no appeal is made to An Bord Pleanála within the statutory time for the making of such appeals.



SIGNED:

Mary Ryan

FIRST SCHEDULE

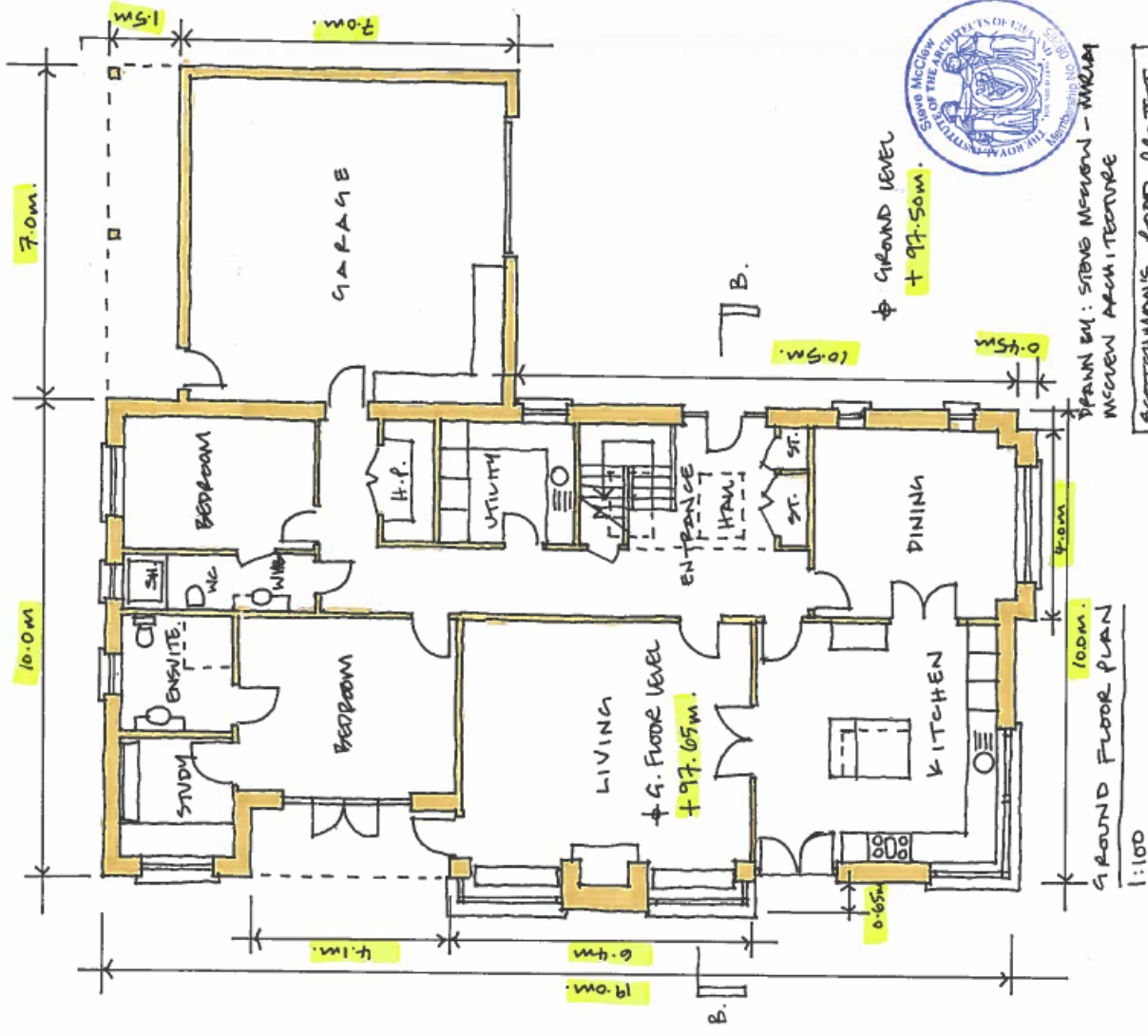
Planning Ref.No. 16/06826

Having regard to the development plan objectives for the area and the pattern of development in the 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.

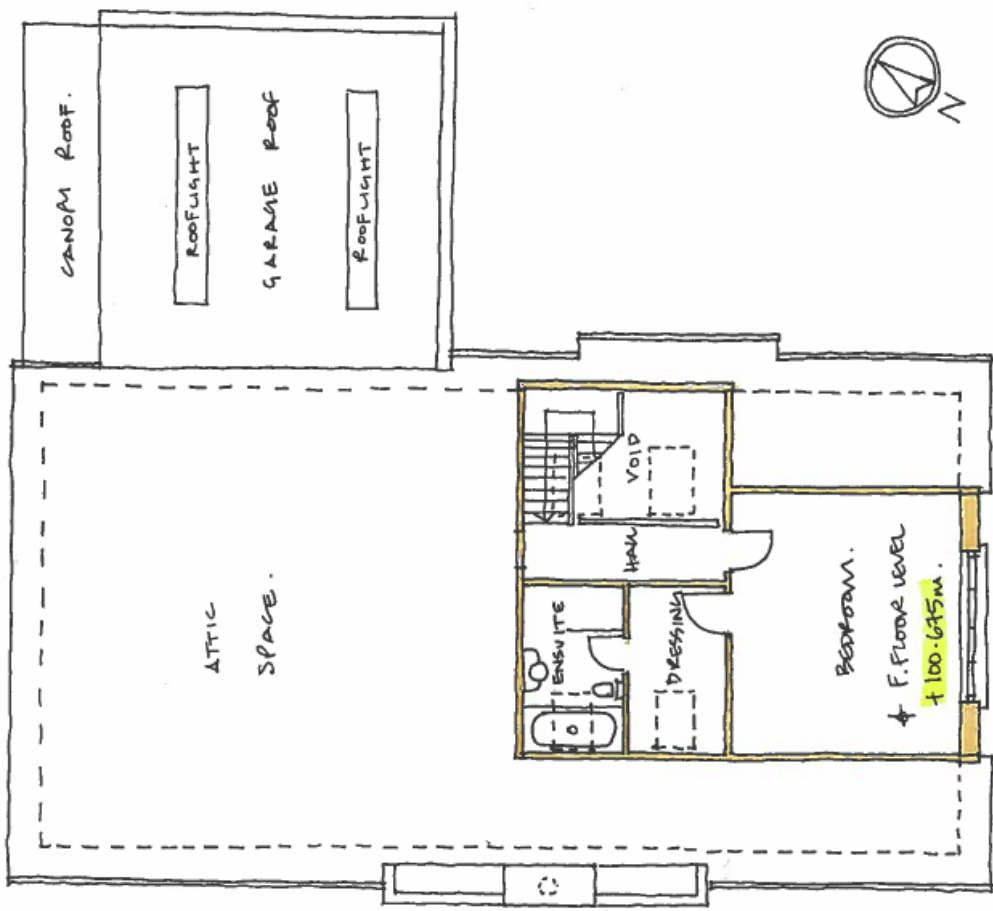
SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on the 11/11/16, save where amended by the terms and conditions here in.	In the interests of clarity.
2	The design, finish and use of materials shall be strictly in accordance with the details submitted on the 11/11/16, unless otherwise agreed in writing with the Planning Authority.	To ensure satisfactory architectural standards in the interests of visual amenity.
3	Finished floor levels of the proposed structures shall be in accordance with the details lodged with the Planning Authority on the 11/11/16.	In the interests of visual amenity.
4	The garage shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such.	In the interests of residential amenity.
5	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed in writing with the Planning Authority before development commences. The said scheme shall include :</p> <ul style="list-style-type: none"> - details of continuous hedgerow provision along the rear and lateral eastern site boundaries - retention of the existing lateral boundaries and of the front boundary except to the extent that its removal is necessary to provide for a safe entrance to the site - species, variety and location of all proposed trees/hedgrow/shrubs - a programme for implementation of the scheme 	In the interests of visual amenity.
6	All planting shall comply with the specifications of the landscaping scheme agreed, 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.
7	Prior to the commencement of development final details of any proposed walls/fences on the lateral eastern and rear site boundaries shall be submitted to and agreed in writing with the Planning Authority.	In the interests of orderly development and residential amenity.
8	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for all traffic associated with the proposed development, including	In the interests of road safety and to protect the amenities of the area.

	delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	
9	During the course of construction of work the developer shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.	To protect the amenities of the area.
10	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
11	2 no. on site car parking spaces with turning space shall be provided on both sites to the satisfaction of the Planning Authority before first occupation of the proposed development.	To prevent traffic congestion.
12	Gates shall open inwards.	In the interests of road safety.
13	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.
14	Surface water shall be disposed of within the sites by means of soakaways and shall not be allowed to flow onto public road.	To prevent the flooding of the public road.
15	Drainage gratings, along with a discharge pipe to a soakaway located within each site, shall be installed at the entrance to the sites to the satisfaction of the Planning Authority.	To prevent flooding of the public road
16	Prior to the commencement of development the developer shall enter into a connection agreement with Irish Water in relation to the development.	In the interests of orderly development
17	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €10824.58 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/01/2017, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that Scheme.



GROUND FLOOR PLAN
1:100

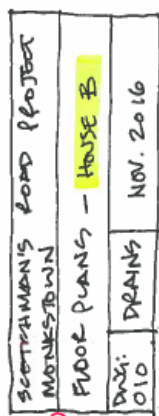
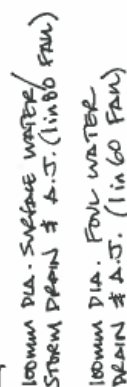


FIRST FLOOR PLAN
1:100



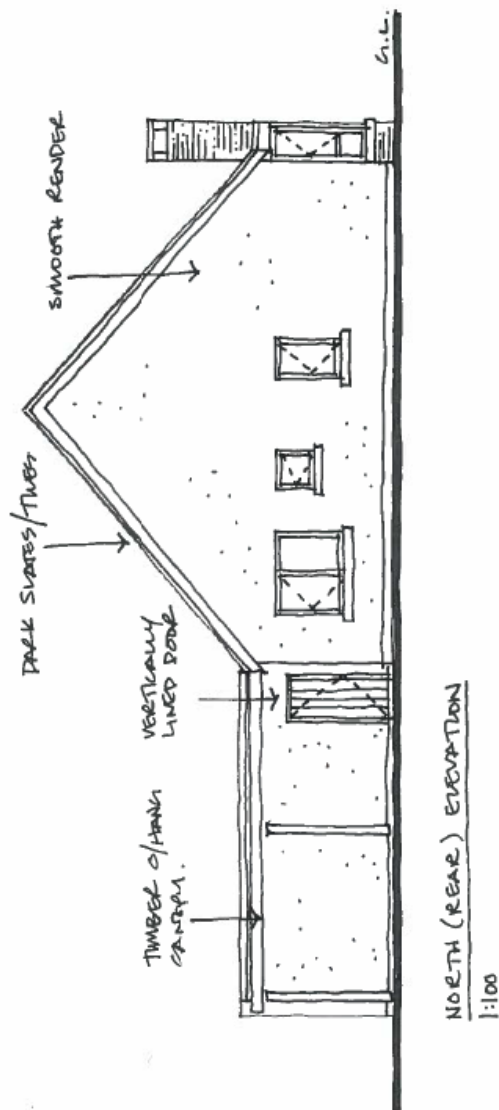
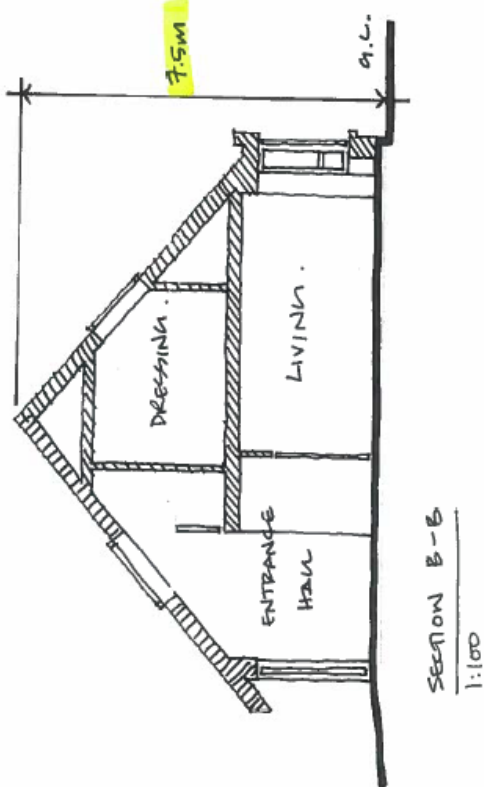
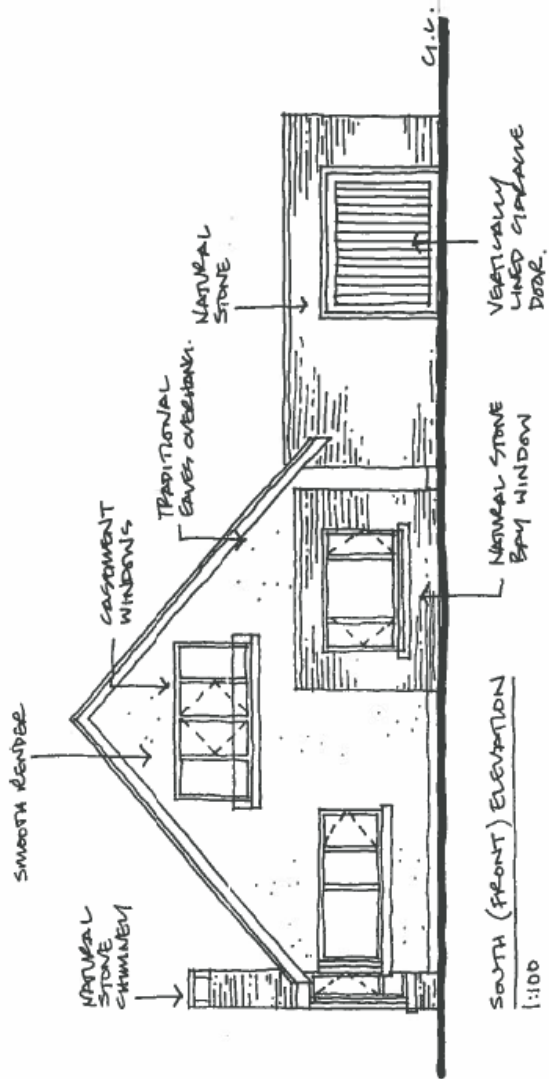
PROJECT NO. 1000
DRAWN BY: STEVE MURRAY - ARCHITECT
MURRAY ARCHITECTURE

SCOTTSMAN'S ROAD PROJECT MANIKESSTOWN	
FLOOR PLANS - HOUSE B	
DWG: 006	NOV. 2016



for drain connected
into for main
within road.

CONNECTED
INTO SODAKAWAY
ON SITE TO BLEEZE.



DRAWN BY: STEVE MCEWEN - MRAIA
MCEWEN ARCHITECTURE

SCOTCHMAN'S ROAD PROJECT MONKSTOWN	
ELEVATIONS & SECTION HOUSE - B.	
DWG: 007	NOV. 2016

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641.



DRAWN BY: STEVE MCCLELLAN - MR/AR
MCCLELLAN ARCHITECTS

SCOTCHMAN'S ROAD PROJECT WOLKESTOWN	
ELEVATIONS - HOUSE B	
DWG: 008	NOV. 2016

