

CORK COUNTY COUNCIL

ORDER NO: 18/5130 **O.S. NO.** 99/13

SUBJECT: Application Reg. Ref. No. 17/06684

for: Construction of residential development of 8 no. dwellinghouses and associated site works

at: Minane Bridge,
Minane,
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: Tom Kelly

of: C/o Martin G. Jennings & Assoc.,
The Estuary,
Carrigaline,
Co. Cork.

for: Construction of residential development of 7 no. dwellinghouses and associated site works

at: Minane Bridge, Minane, Co. Cork,

in accordance with plans and particulars lodged by the applicant on 16/10/2017, 03/04/2018 and 21/05/2018, and subject to the conditions (15 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:

Mac Dara Ó h-Icí
Senior Executive Officer

Dated this 18/06/2018

FIRST SCHEDULE

Planning Ref. No. 17/06684

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	<p>In order to achieve a development sympathetic with the character of Minane Bridge and a long-term high quality sustainable residential environment a mix of house types shall be provided through in the following ways:-</p> <p>(a) Delete house ref: 1 and re-distribute left-over space equally between houses ref: 2,3,& 4;</p> <p>(b) Increase the width of the proposed street frontage footpath to 3m;</p> <p>(c) Install bollards at regular intervals across the entire site frontage to prevent vehicles overhanging or parking over the footpath and;</p> <p>(d) Delete car park space 15 and 16, and make left over space a turning area;</p> <p>(e) Eliminate communal refuse storage facilities and substitute this area for landscaped public open space</p> <p>Prior to any development commencing submit a revised Site Layout Plan and modified house plans and elevations for dwellings ref: 2,3, & 4 making provision for these requirements for the written approval of the Planning Authority.</p>	<p>In order to comply with development objectives for Minane Bridge in the Bandon-Kinsale Municipal District Area Local Area Plan 2017 which seeks to accommodate sympathetic in the village and County Development Plan 2017, which seek to achieving sustainable residential areas.</p>
2	<p>The carrying out of the development shall be phased and, before any part of the development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, a development programme, including timely delivery of ALL footpaths and communal parking areas PRIOR to first occupation of any houses shall be submitted to and agreed in writing with the Planning Authority.</p>	<p>To ensure the satisfactory completion of the development.</p>
3	<p>Prior to any development commencing a proposed</p>	<p>In the interests of road safety.</p>

	<p>specification for the layout, make-up and construction of the 3m wide footpath along the entire front roadside boundary to include (a) roadside surface water drainage details (b) location, no. of traffic management bollards, (c) road safety signage and (d) location of public lighting columns shall be submitted and agreed in writing with the Planning Authority prior to the commencement of development works on site.</p>	
4	<p>Prior to any development commencing a detailed site specific design for the proposed storm water system should be submitted for the written approval of the Planning Authority, including adequate storm attenuation measures to be provided within the system. The proposals shall include detailed, site specific design, layout and section drawings and construction details, as well as detailed proposals for the operation, maintenance and silt management of the system. Details of the proposed flow control system and overflow shall be provided. The storm system shall cater for 1 in 30 year and 1 in 100 year storm events.</p>	<p>In the interests of the proper planning and development of the site.</p>
5	<p>Prior to development commencing full plans and specifications shall be submitted for the written approval of the Planning Authority for Public Lighting along the road frontage and in the rear communal area. This shall be designed and constructed in accordance with 'Cork County Council Guidelines for Exterior Public Lighting Design and Product Specification Manual 2015; a copy of which is available on Cork County Council's website, www.corkcoco.ie. and address the following site specific matters:-</p> <p>a. The minimum lux level on public roads, paths and playgrounds, etc. within the housing estate must be 1.5 lux.</p> <p>b. The S/P ratio can be applied to these lux levels depending on the LED lantern selected.</p> <p>c. The lights are to be dimmable from 12.00 midnight to 06.00am as per dimming class 2A in</p>	<p>In the interests of public safety and residential amenity.</p>

	housing estates. d. The wattage of the lights must be stated in any proposal and must be the CLO wattage for whatever lumen output the design is based on.	
6	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.
7	Parking bays shall be clearly demarcated with a material on the ground so that each dwelling is clearly allocated 2 parking spaces - and there shall be no gateways or any sort of barrier preventing access to the footpaths or communal parking area without the prior consent of the Planning Authority.	In the interests of orderly development and public safety.
8	Any existing road signage within the proposed sightlines shall be relocated to the satisfaction of the planning authority at the developer's own expense.	In the interest of orderly development.
9	Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, there shall be no domestic extensions to the rear of any dwelling house under Schedule 2, Article 6, Part 1, Class 1 without benefit of a further planning permission.	In the interests of residential amenity between neighbours and to ensure adequate balance between private garden space and amenity.
10	All external walls shall be finished in painted smooth plaster - but with variation in colour and tone. Full details of the colour scheme to be used overall and on each dwelling shall be agreed in writing with the Planning Authority.	In the interests of visual amenity.
11	The site shall be landscaped in accordance with the landscaping scheme submitted to the Planning Authority with the application and this landscaping scheme shall be completed prior to first occupation of the proposed development to the satisfaction of the Planning Authority.	In the interests of visual amenity and orderly development.
12	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 developer shall submit details of any retaining walls, all materials for sub-division of rear	In the interest of the proper planning and development of the site.

	gardens, and other boundary fences / gateways for the written approval of the Planning Authority.	
13	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 developer shall provide, to the satisfaction of the Planning Authority, security for the provision and satisfactory completion, including maintenance until taken in charge at the discretion of that Authority, of roads, footpaths, sewers, road lighting, open spaces and other relevant services required in connection with the development. The security shall be a Bond in a form and amount approved by the Planning Authority and provided by a Bank or Insurance Company acceptable to the Planning Authority.	To ensure that these parts of the development are constructed and completed to a satisfactory standard.
14	The layout and services for the estate shall comply with the standards set down in 'Recommendations for Site Development Works for Housing Areas' (Dept. of the Environment and Local Government, 1998) and with the Standard Requirements of the Planning Authority.	To ensure satisfactory standards of development.
15	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 €12303.78 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 01/01/18, 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.