

- (c) Within three months of the first occupation of the extended dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the soil polishing filter has been provided in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

6. All surface water run-off from roofs, entrances, driveways, parking areas or otherwise, shall be collected and disposed of within the site to soakpits or drains. In particular, no such surface water run-off shall be allowed to flow onto the public roadway or adjoining properties, not to discharge to the effluent disposal system.

Reason: in the interests of traffic safety and residential amenity.

7. The landscaping scheme shown on drawing number P10, as submitted to the planning authority on the 20th day of January, 2015, shall be carried out within the first planting season following substantial completion of external construction works.

Reason: In the interest of residential and visual amenity.

8. Site development and building works shall be carried out only between 0800 hours and 1900 hours from Mondays to Fridays inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays, Bank 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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Cork County Development Plan, 2014 – 2020, the location of the site within the established development boundary of Crosshaven and Bays, as defined in the Carrigaline Local Area Plan 2011, the pattern of existing and permitted development in the vicinity, and having regard to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of existing adjacent properties or the visual amenities of the area, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. 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, 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. The proposed development shall be amended as follows:
 - (a) All of the windows in the proposed south-western elevation of the proposed dwelling, serving the walk-in wardrobe and en-suite bathroom of the master bedroom, and serving the garage, on the ground floor, and the gym on the first floor, shall be permanently finished in opaque glazing.

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