

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 – 2010 AS AMENDED
NOTIFICATION OF DECISION TO GRANT Permission

Reference No. in Planning Register **21/06436**

Elizabeth McCarthy
C/O Michael Kiely
Woodvalley
Ballynaneening
Crosshaven
Co. Cork

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 **14/03/2022** decided to GRANT **Permission** for the development of land namely:

Construction of a single storey dwelling house with detached garage and associated site works which will include alterations to existing dwelling vehicular entrance to provide a new vehicular entrance to proposed dwelling.

At: 1 Saint Bridgids Place, Church Bay, Crosshavenhill Crosshaven, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 03/09/2021, as amended on 22/02/2022

And subject to the conditions (17no.) 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 on expiration of the period, a grant of Permission in accordance with the decision shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal 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



Peter Varian
Senior Staff Officer

Date: 14/03/2022

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

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Having regard to the location of the site within a residential area it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be prejudicial to the residential amenities of the area and would therefore be in accordance with the proper planning and sustainable development of area.

SECOND SCHEDULE

No.	Condition	Reason
1	The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on the 22/02/2022 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	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 €1493.89 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 01/01/2022, 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.
3	Roof covering shall be slate or flat tile coloured dark grey or black to the satisfaction of the Planning Authority.	In the interests of visual amenity.
4	All external walls of proposed dwelling shall be uniformly finished in a neutral shade of painted plaster.	In the interests of visual amenity.
5	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.
6	Development described in Classes 1,3 or 6 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001-2021, as amended, shall not be carried out within the curtilage of the existing and proposed dwellinghouses without a prior grant of planning permission.	In the interest of residential amenity.
7	All existing and proposed garages/sheds within the red line application boundary shall be used solely for the use incidental to the enjoyment of the house and shall not be used for the carrying out of any trade or business or for human habitation.	In the interest of clarity and residential amenity.

8	The site boundary treatments shall be as per plans and particulars submitted on 22/02/2022.	In the interests of orderly development.
9	Landscaping shall be carried out as per details submitted on 22/02/2022. Landscaping, planting etc. shall be undertaken within the first season of planting thereafter.	In the interests of visual amenity.
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	The developer shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority.	In the interests of traffic safety.
12	No burning of waste materials shall take place on site.	To safeguard the amenities of the area.
13	Foul sewage only shall be discharged to the public sewer.	To prevent overloading of the public sewer.
14	No groundwater from any excavation dewatering works associated with the proposed development shall drain to the public foul sewer.	To prevent overloading of the public foul sewer.
15	Surface water shall not be permitted to enter the foul sewer.	To prevent overloading of the sewer.
16	A drainage grating, along with a discharge pipe to a soakaway located within the site, shall be installed at the entrance to the site to the satisfaction of the Planning Authority.	To prevent flooding of the public road.
17	Surface Water shall be disposed of within the site by means of soakways designed to BRE 365 and positioned in accordance with Building Regulations and shall not be allowed to flow onto the public roadway.	To prevent the flooding of the public road.