

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

Reference No. in Planning Register **14/06732**

Kieran O'Shea
C/O Conor O'Sullivan Architects
Siracusa
Church Hill
Glanmire
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 **16/04/2015** decided to **GRANT Permission** for the development of land namely:

Two-storey dwelling, proprietary treatment unit and new vehicular entrance

At: Knocknahorgan, Glanmire, Co.Cork

In accordance with the plans and particulars submitted by the applicant

On: 18/12/2014, as amended on 20/03/2015

And subject to the conditions (21no.) 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 Pleanala. 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: 17/04/2015

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 the Glanmire Development Boundary it is considered that subject to compliance with the conditions set out in the Second Schedule, the proposed development would not be prejudicial to residential amenity 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 20/03/2015 except as may otherwise be required in order to comply with the conditions herein.	In the interests of clarity.
2	The limestone finish proposed for the front elevation of the dwelling shall be of natural stone indigenous to the vicinity of the site and shall not be a generic stone clad finish. Details of the type of stone to be used shall be agreed in writing with the Planning Authority prior to the commencement of development.	In the interests of visual amenity.
3	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, details of the materials, colours and textures of all external finishes to the proposed development shall be submitted and agreed in writing with the Planning Authority.	In the interests of visual amenity.
4	With the exception of the roadside hedgerow which must be lowered to achieve adequate sight lines, existing hedgerows, trees and shrubs on the site boundaries shall be protected during construction works where necessary and retained unless otherwise agreed in writing by the Planning Authority.	In the interests of visual amenity.
5	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 fencing and other measures for the protection of trees and hedgerows for retention during the construction works, for the written agreement of the Planning Authority. Details shall be in accordance with BS5837:2005: Trees in relation to construction - Recommendations. The agreed measures shall be retained in place during construction works unless otherwise agreed in writing with the Planning Authority.	To ensure the safe retention of trees and hedgerows in the interest of visual amenity.
6	The site shall be landscaped in accordance with the landscaping	In the interests of visual amenity and orderly development.

	<p>scheme submitted to the Planning Authority on the 20/03/2015. and this landscaping scheme shall be completed prior to first occupation of the proposed development to the satisfaction of the Planning Authority. In addition to this a laurel hedge shall be planted along inside the eastern boundary to provide additional screening. All planting shall take place within the first planting season upon completing all external works to the dwelling.</p>	
7	<p>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 in the amount of €1500 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by Condition NO's 4-6 The sum lodged pursuant to this condition shall be refunded only when it is certified by the Planning Authority that the planting and landscaping have been completed to its satisfaction.</p>	<p>To ensure the satisfactory completion of the development.</p>
8	<p>Prior to the commencement of development the developer shall enter into a connection agreement with Irish Water in relation to the development.</p>	<p>In the interests of orderly development</p>
9	<p>Gates shall open inwards.</p>	<p>In the interests of road safety.</p>
10	<p>Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.</p>	<p>To prevent flooding of the public road.</p>
11	<p>Surface water run-off from roofs and hard surfaced areas shall be disposed of to adequate soakaways within individual plots and shall not be allowed to flow on to the estate/public roadway. Silt traps shall be provided at the entrance to all soakaways, which shall be located at sufficient distance from any dwelling house to prevent any detrimental impacts thereto. All works shall be carried out to the satisfaction of the Planning Authority.</p>	<p>To prevent flooding.</p>
12	<p>No storm water shall flow from the site onto the Public road network. An aco-drain or cattle grid with drain must be installed across the full entrance to the site and dispose of site storm water to a soakpit within the site.</p>	<p>Public road drainage maintenance</p>

13	The vegetation growth inhibiting sightlines in both directions at the junction with the public road serving the development must be permanently removed/cut back prior to development commencing, to facilitate safe access and egress to the development.	Traffic Hazard, Road Safety.
14	The gradient of the access driveway shall not exceed 1 in 20	To facilitate vehicular access to the site.
15	Sight distances of 80 metres, in both directions, at a point 3 metres back from the edge of the public road shall be provided in the centre of the vehicular entrance to the satisfaction of the Planning Authority prior to the commencement of any other development on site.	In the interests of road safety.
16	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.
17	One common entrance recess shall be formed to serve both sites and entrance shall be recessed a minimum of 4.5m from front boundary fence and side walls shall be splayed at an angle of 45dgs. and walls and piers shall not exceed a height of 1m over the level of the adjoining public road.	In the interests of road safety and to provide proper sight distance for emerging line traffic.
18	Existing roadside boundary shall be retained except where its removal is necessary for the construction of the proposed entrance.	In the interests of visual amenity.
19	Foul drainage shall be by means of a proprietary wastewater treatment system. This treatment unit and percolation area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal Systems Serving Single Houses (p.e. < 10) EPA 2009 and shall be installed and maintained in accordance with the manufacturers instructions.	In the interests of public health.
20	Finished floor level(s) of proposed structure(s) shall be in accordance with the details lodged with the Planning Authority on 20/03/2015	In the interests of visual amenity.
21	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 €6489.85 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	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

	Development Contributions Scheme on 01-01-2015, 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.	target contribution rates, in the manner specified in that Scheme.
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