

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

Reference No. in Planning Register: 18/04810

Mark and Bernice Coakley,
C/o Barrie Hastings,
"Barav", 9 Ashdale,
Cluain Ard,
Cobh,
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 24/05/2018 decided to GRANT Permission for the development of land namely:

Modifications to existing dwellinghouse, namely a) Construct a single storey extension (14.5sq.m) to rear (west) elevation b) Insert a velux rooflight to existing single storey rear annex roof and c) construct a first floor extension (17.3sq.m) over existing single storey annex to side (south) elevation.

At: 31 The Spires, Carrignafoy, Cobh, Co. Cork

In accordance with the plans and particulars submitted by the applicants

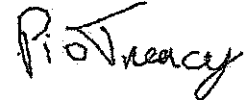
On: 04/04/2018,

And subject to the conditions (7no.) 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 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



Pío Treacy
Administrative Officer
Date: 24/05/2018

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

Planning Ref. No. 18/04810

Having regard to the established pattern of development within the vicinity of the site and to its location within a Cobh Town, it is considered that subject to compliance with the conditions set out in the Second Schedule attached herein, the proposed development would not seriously injure the amenities of adjoining property or of the area and would be in accordance with the proper planning and sustainable development of the area



SECOND SCHEDULE

	Condition	Reason
	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 04/04/2018 save where amended by the terms and conditions herein.	In the interests of clarity.
2	The extension shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such.	In the interests of residential amenity.
3	The external finish of the proposed extension shall match the finish of the existing dwelling.	In the interest of visual amenity.
4	Prior to the commencement of development the developer shall consult with Irish Water in relation to the requirement for a connection agreement for the development.	In the interests of orderly development.
5	Footpath at entrance shall be dished to the satisfaction of the Planning Authority.	To ensure satisfactory access to the site.
6	Footpath shall be re-instated at developer's expense to the satisfaction of the Council's Area Engineer.	In the interests of safety.
7	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.