

**CORK COUNTY COUNCIL**

**ORDER NO:** 19/5731                      **O.S. NO.** 33/5.

**SUBJECT:** Application Reg. Ref. No. 18/07100

**for:** Construct of a single storey dwelling and all associated site works

**at:** Annabella, Mallow, 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:** Pat and Helen O'Riordan

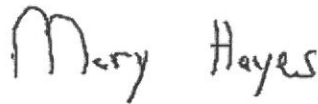
**of:** C/o Edward McDonnell Consulting Eng.,  
Cecilstown,  
Mallow,  
Co. Cork.

**for:** Construct of a single storey dwelling and all associated site works

**at:** Annabella, Mallow, Co. Cork,

in accordance with plans and particulars lodged by the applicants on 28/11/2018, 04/12/2018, 05/07/2019, 08/07/2019 and 12/08/2019, 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:**

\_\_\_\_\_  
Mary Hayes  
Senior Executive Officer

**Dated this** 06/09/2019

## SECOND SCHEDULE

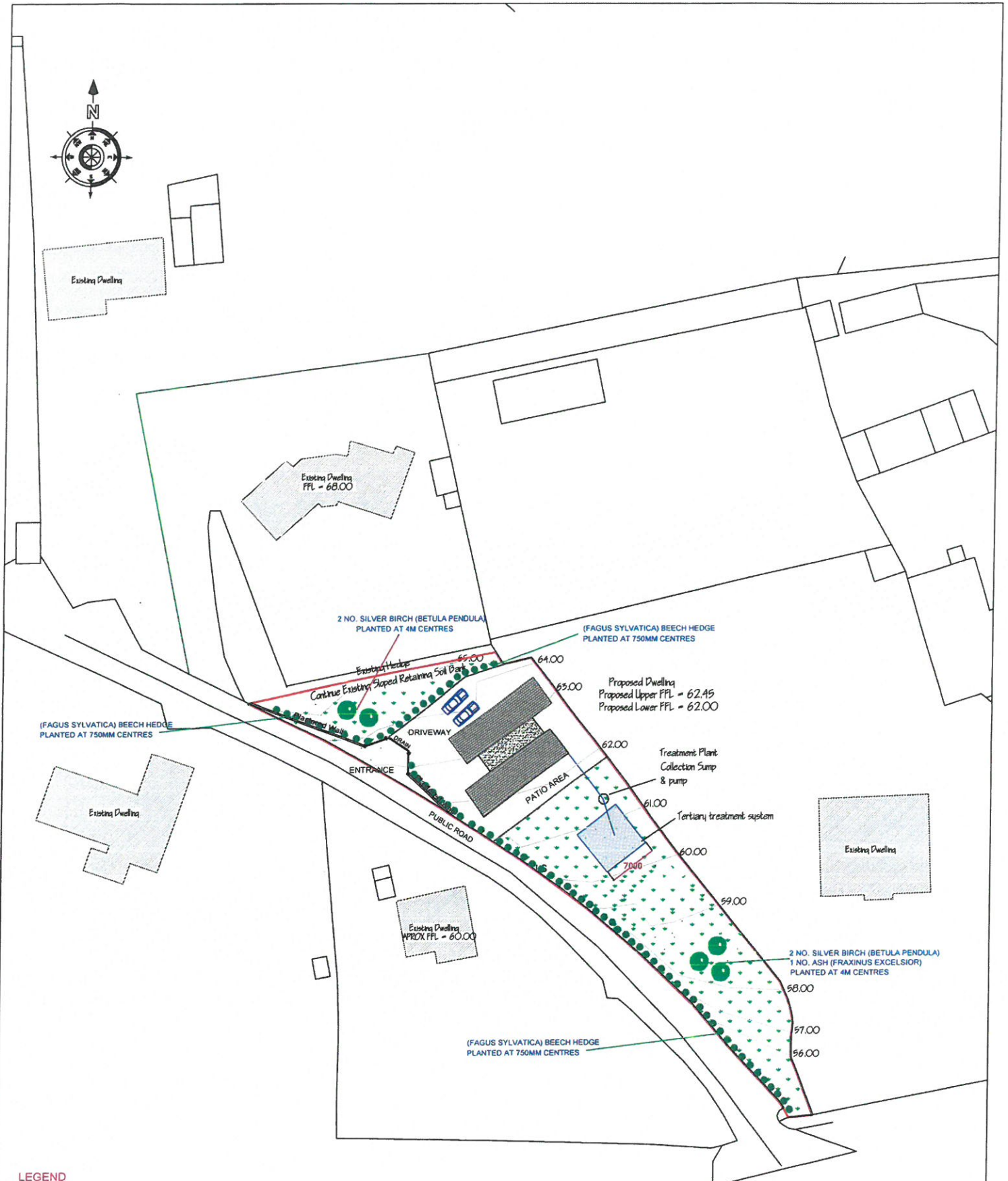
No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 28/11/19, as amended by plans and particulars lodged on 08/07/19, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
2	All trees and hedgerows within and on the boundaries of the site, except those specified trees whose removal is authorised in writing by the Planning Authority to facilitate the development, shall be protected during building operations and retained thereafter.	In the interests of visual amenity.
3	The site shall be landscaped and planted in accordance with details submitted on 08/07/19.	In the interests of visual amenity.
4	All planting shall comply with the specifications of the landscaping scheme agreed and shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.	In the interests of visual amenity.
5	The stone finish shall be natural stone.	In the interests of visual amenity.
6	Roof covering shall be slate coloured blue/black.	To ensure that the development will be in visual harmony with the traditional pattern of development in the area.
7	During the course of construction of work the developer shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall ensure that the site and its environs are maintained at all times in a clean and tidy condition.	To protect the amenities of the area.
8	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.
9	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for	In the interests of road safety and to protect the amenities of the area.

## **FIRST SCHEDULE**

**Planning Ref. No. 18/07100**

**It is considered that the development, subject to compliance with the conditions indicated above, would not adversely impact on the amenities of the area and the local environment, and would be in accordance with the proper planning and development of the area.**

	all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	
10	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.
11	Vegetation or any structure shall not exceed 1m in height or a height that will prevent the required 50m sight lines from being achieved within the sight distance triangle.	To provide proper sight distance for emerging traffic in the interests of road safety.
12	Area between road and new wall/fence shall be set level with the adjoining carriageway and surfaced to the satisfaction of the Planning Authority.	In the interests of road safety.
13	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
14	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.
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 €3156.76 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 09/09/19, 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.



**LEGEND**

MAINTAIN EXISTING TREES AND HEDGING ON THE PROPERTY  
 THE EXISTING ROADSIDE BOUNDARY HEDGE SHALL BE CUT BACK AND INTERSPERSED WITH BEECH HEDGING (FAGUS SYLVATICA) HEDGING PLANTED AT 750MM CENTRES

PLANT A MINIMUM OF 5 DECIDUOUS TREES AS BELOW  
 4 NO. SILVER BIRCH (BETULA PENDULA) @ 4M CENTRES  
 15CM GIRTH ROOT BALLS. MATURE HEIGHT 3M  
 1 NO. ASH (FRAXINUS EXCELSIOR) @ 4M CENTRES  
 12CM GIRTH ROOT BALLS. MATURE HEIGHT 3M

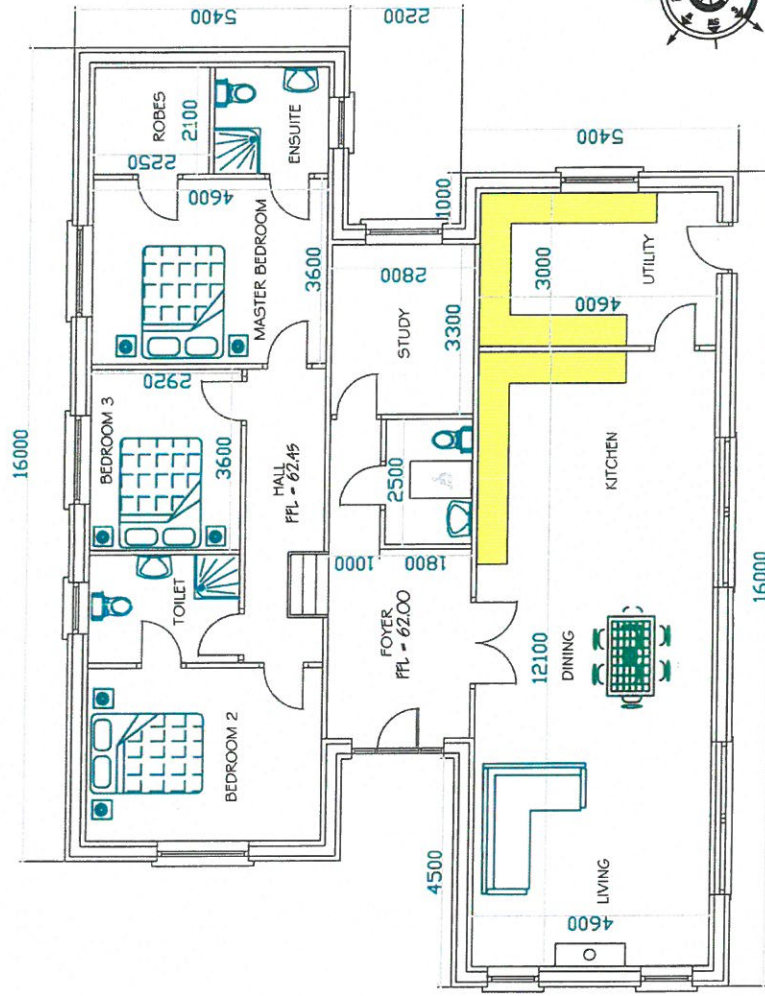
PLANTING SHALL BE CARRIED OUT BETWEEN EARLY NOVEMBER AND MID MARCH, COMMENCING ON COMPLETION OF CONSTRUCTION

Edward Mc Donnell Consulting Engineers Limited  
 Cecilstown, Mallow, Co. Cork  
 Telephone / Fax: 022-27071 Mobile: 086-8038591  
 EMAIL: edwardmcdonnell@eircom.net

Client:	Pat & Helen O' Riordan
Project:	Property at Annabella, Mallow.
Drawing Title:	Landscaping Plan
Scale:	1:500
DATE :	27/05/2019

**NOTES:-**

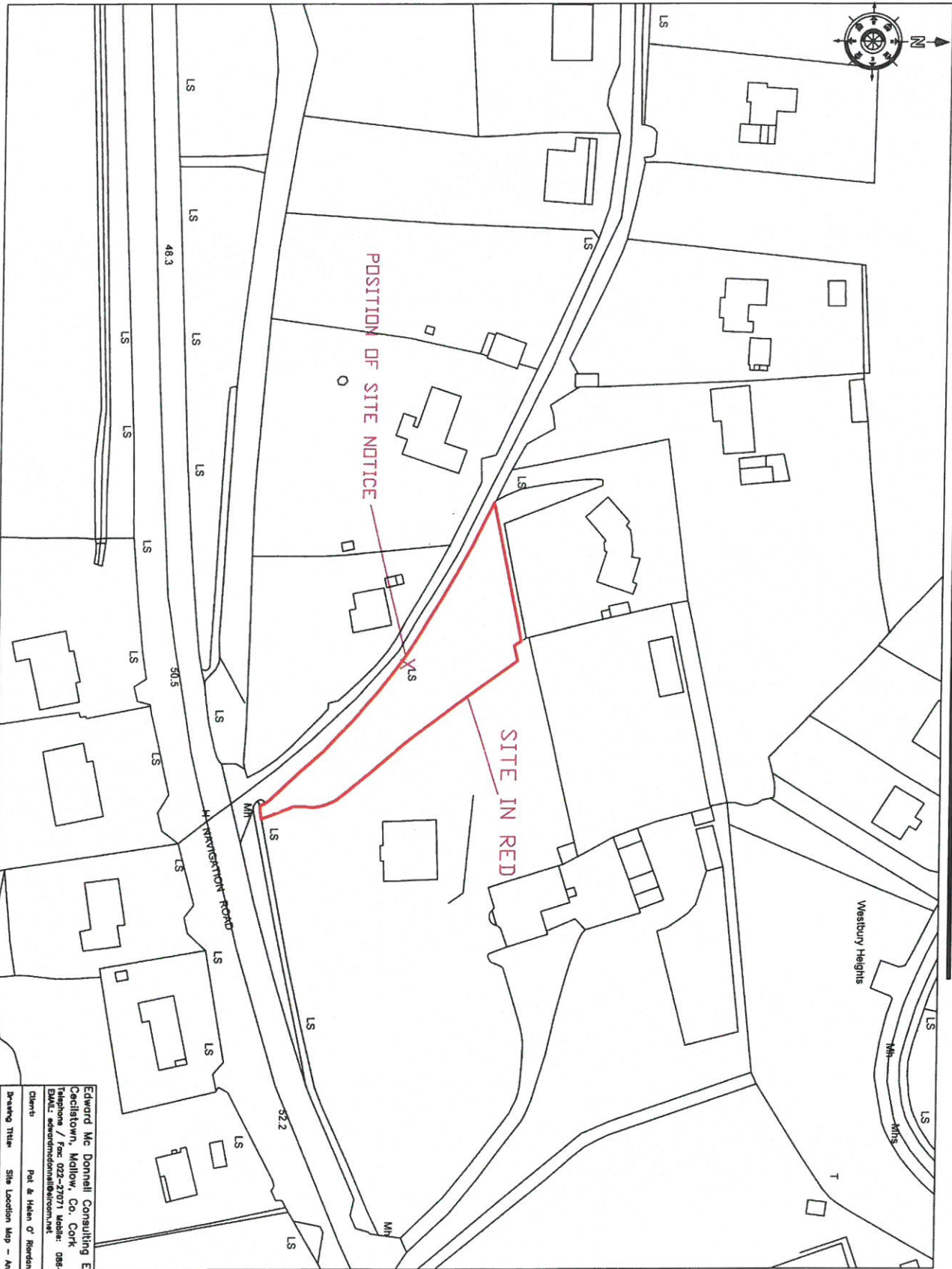
This is a planning drawing. All dimensions are nominal.  
 Do not scale. Use figured dimensions only.  
 Any queries to be directed to the engineer.  
 This drawing is copyright.



**GROUND FLOOR PLAN (1:100)**  
 Floor Area = 1818 Sq. Ft. / 168.9 SqM

Edward Mc Donnell Consulting Engineers Limited Cecilstown, Mallow, Co. Cork Tel/Fax: 022/27071. Mob 086/9038591. Email: edwardmcdonnell@eircom.net	
Client:	Pat & Helen O'Riordan
Project:	Proposed Dwelling at Annabella, Mallow, Co. Cork.
Drawing Title:	Floor Plan
Scale:	1:100 @ A3
Drawing No.:	FL (1)
Drawn:	EMD
Date:	27th May 2018

# SITE LOCATION MAP (1:2500)



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EMAIL: edwardmcdonnell@eircom.net

Client: Pat & Helen O'Riordan

Drawing Title: Site Location Map - Ardahalla, Mallow

Scale: 1:2500

Date: 27/11/2016