

CORK COUNTY COUNCIL
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 2000
NOTIFICATION OF DECISION TO GRANT PERMISSION

(with conditions)

Reference No. in Planning Register

REG NO. 04/6956

John & Helen O'Donovan,
C/o Michael O' Leary,
43 Wolfe Tone St.
Clonakilty,
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 have by Order dated

Decided to GRANT PERMISSION for the development of land namely;

Demolition of 2 no. ruinous dwellinghouses and associated outbuildings,
construction of 2 no dwellinghouses, 2 no. domestic garages, proprietary effluent
treatment units and associated site works.

At: Farran, Ardfield, Clonakilty

In accordance with the plans and particulars submitted by the applicant

On: 14/09/2004 and amended on 04/02/05

And subject to the conditions (11) 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 Pleanala 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 has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council

C. Munn

Planning Department,
Model Business Park,
Model Farm Road,
Cork

Date:

- 3 MAR 2005

SEE NOTES ATTACHED

	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 14/09/04 and 04/02/04, 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	Entrance shall be so designed, and roadside boundaries so altered, as to provide sight distances of 50 metres, in both directions, at a point 3 metres back from the edge of the public road.	In the interests of road safety.
3	Entrance shall be recessed a minimum of 4.5m from existing front boundary fence and side walls shall be splayed at an angle of 45 dgs. and walls and piers shall not exceed a height of 1m over the level of the adjoining public road.	To provide proper sight distance for emerging traffic in the interests of road safety.
4	Side walls and piers of entrance shall be of natural stone or sod and stone construction.	In the interests of visual amenity.
5	The developer shall provide and lay a concrete pipe drain of not less than 225mm minimum internal diameter under the entrance from the public road.	To maintain proper roadside drainage and to prevent the flooding of the public road.
6	The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which shall be submitted to and agreed with the Planning Authority before development commences. The said scheme shall include, inter alia, a programme for the implementation of the scheme.	In the interests of visual amenity.
7	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto public road and roadside drainage shall not be obstructed.	To maintain proper roadside drainage and to prevent the flooding of the public road.

8	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
9	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.
10	Trees or hedgerows on the site shall be removed only with the prior written consent of the Planning Authority.	In the interests of visual amenity.
11	The effluent treatment systems to serve the development shall be designed, located, constructed and maintained in accordance with the recommendations of 6297:1983 Code of Practice for the design and installation of small treatment works.	In the interests of public health.

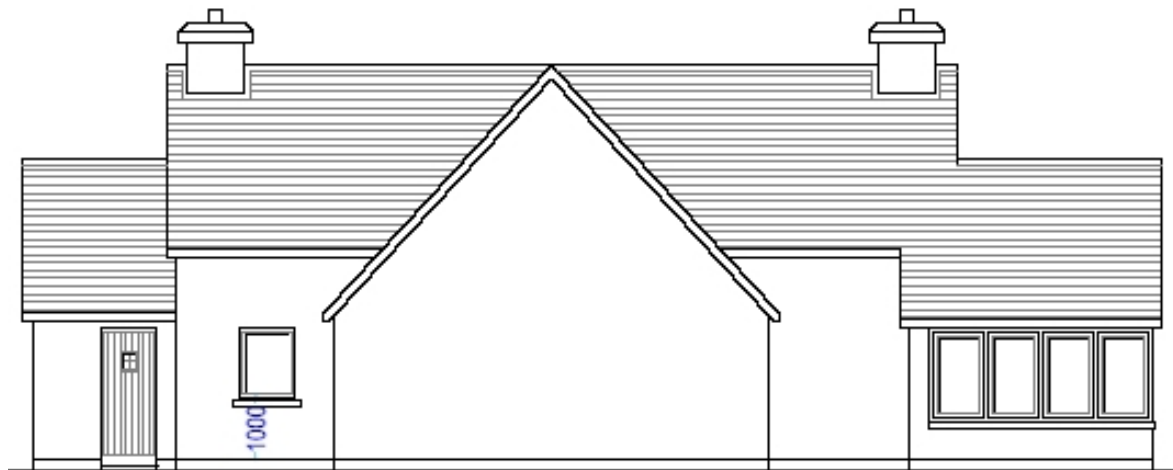


South Elevation(Front) scale 1:100

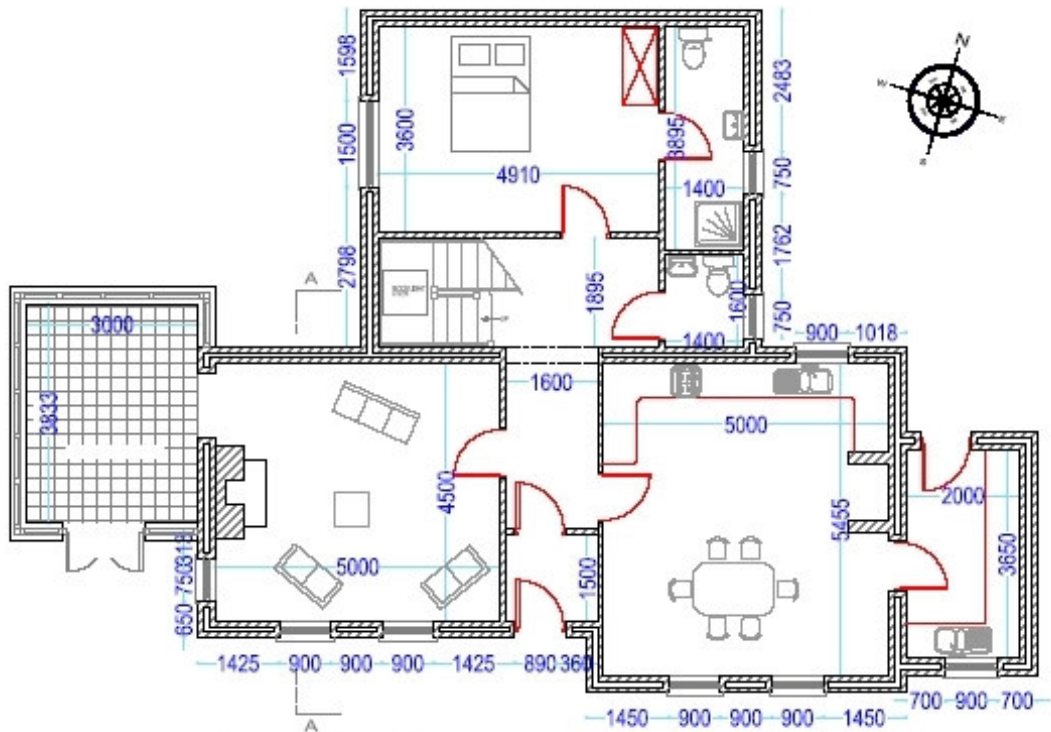


West Elevation(Side) scale 1:100

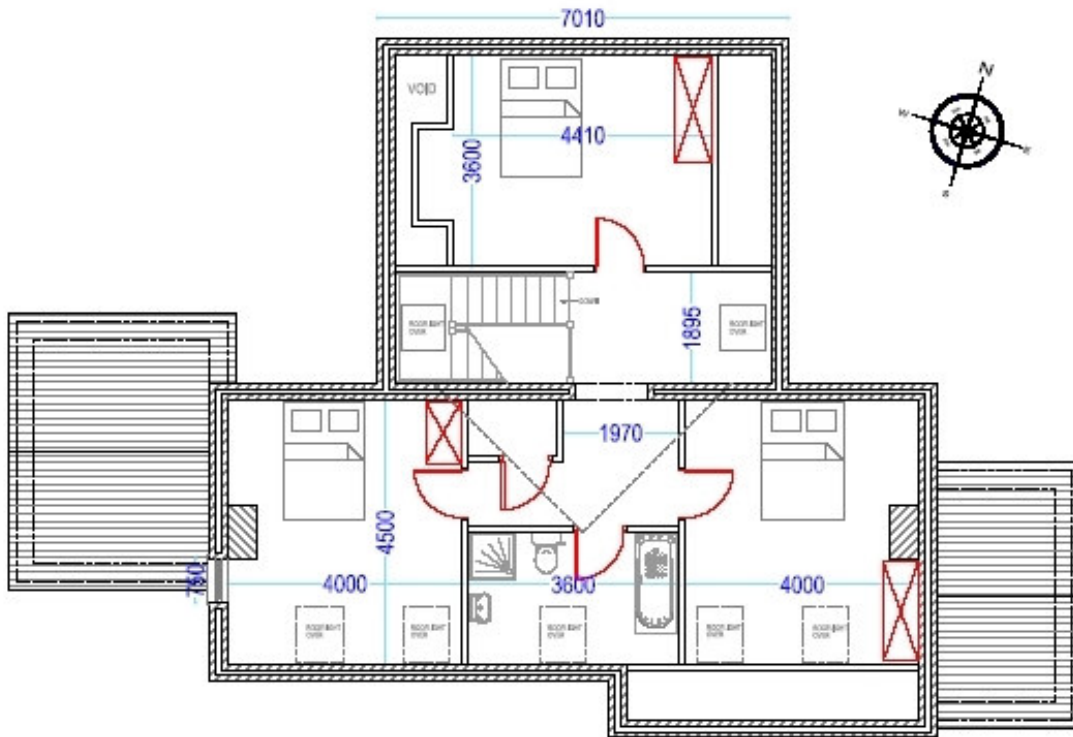
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North Elevation(Rear) scale 1:100



Ground Floor Plan scale 1:100



First Floor Plan scale 1:100

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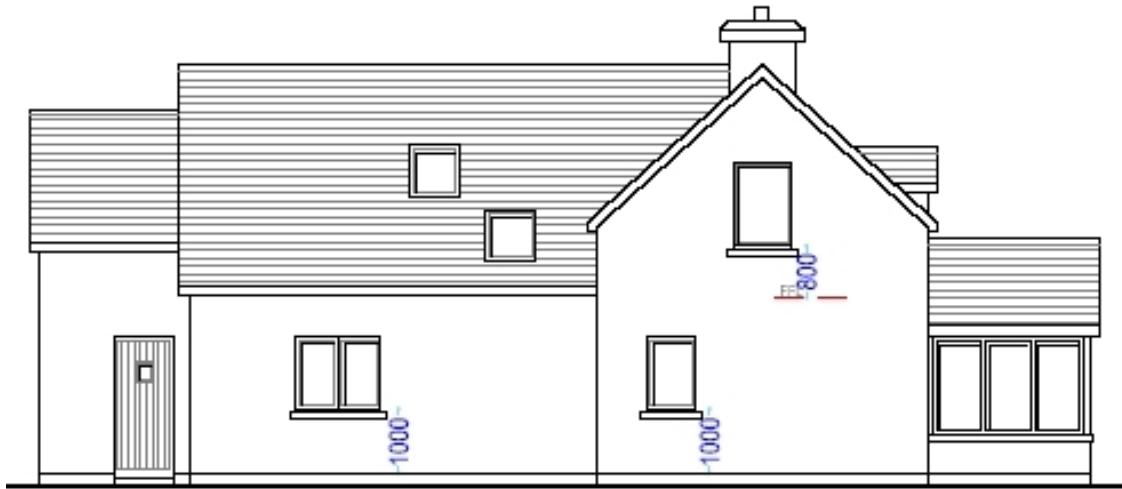


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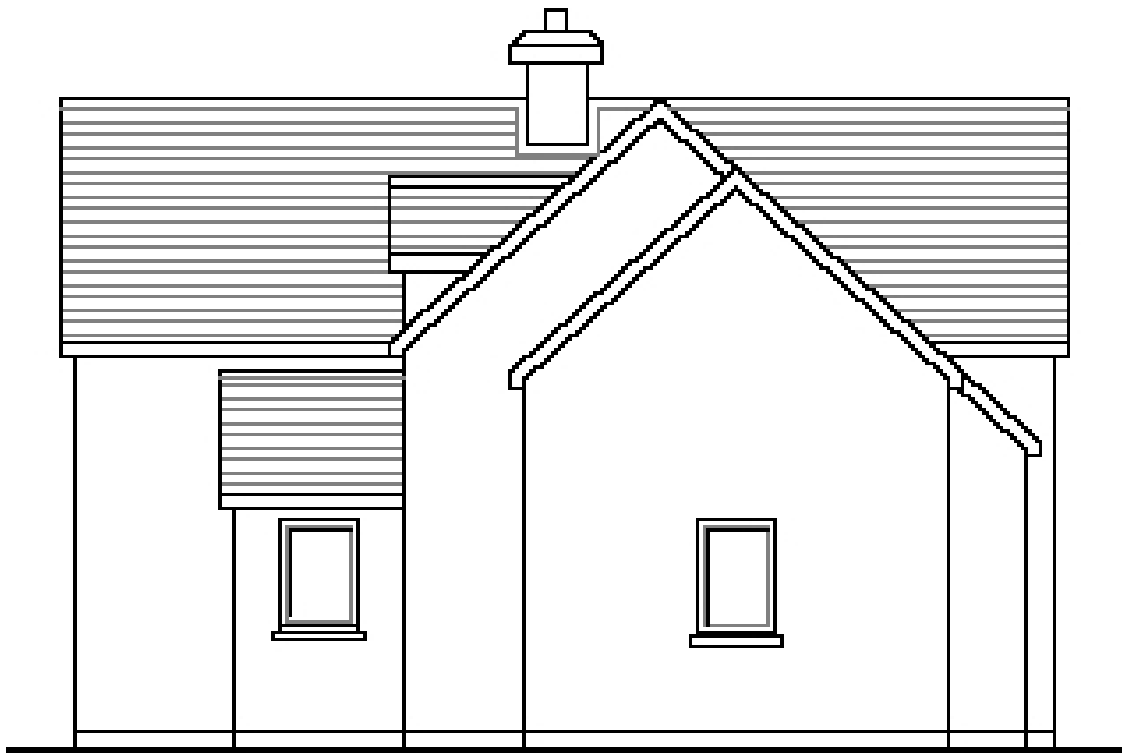


West Elevation(Side) scale 1:100

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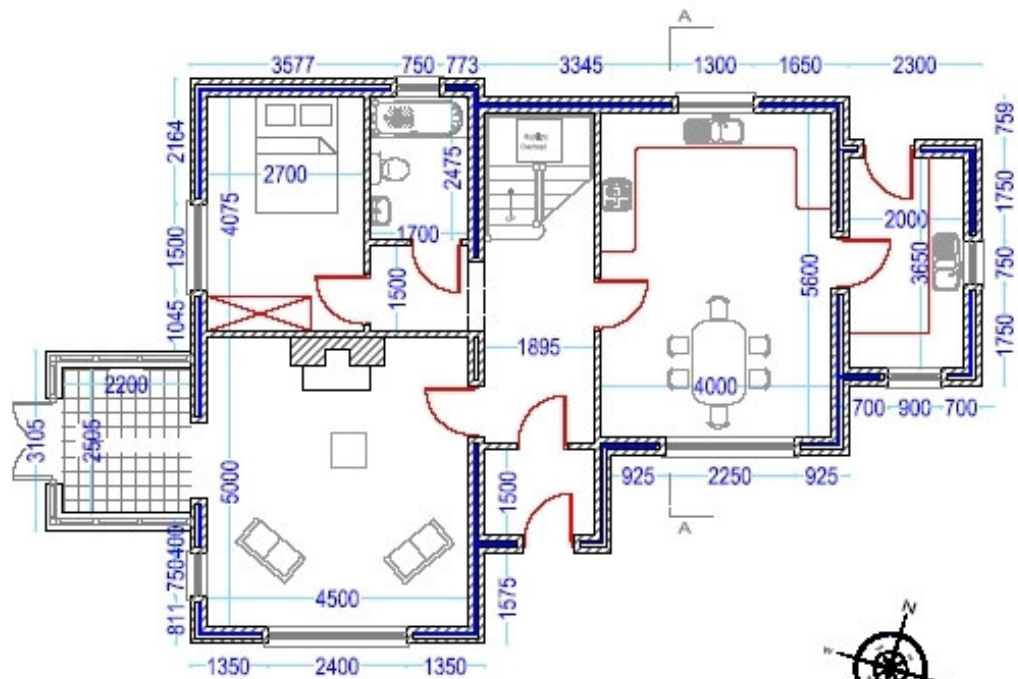


North Elevation(Rear) scale 1:100

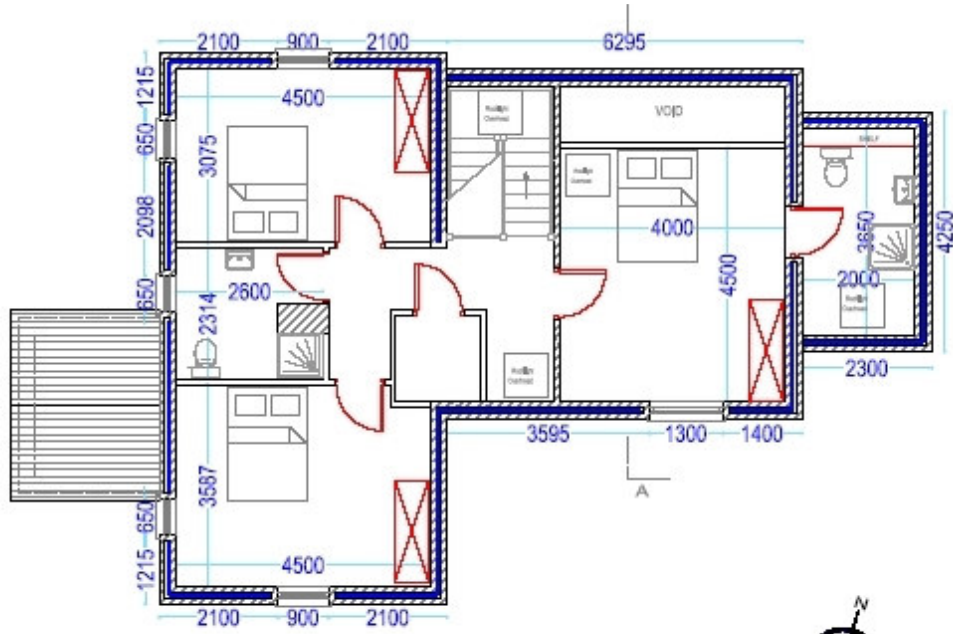


East Elevation(Side) scale 1:100

ALL



Ground Floor Plan scale 1:100



First Floor Plan scale 1:100