

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2009

## Cork County

**Planning Register Reference Number: 09/4723**

An Bord Pleanála Reference Number: PL 04.235585

**APPEAL** by Ann Daly care of Brian O’Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork against the decision made on the 19<sup>th</sup> day of November, 2009 by Cork County Council to grant subject to conditions a permission to Dave Harley, Nicola Swanton and Philip Swanton care of Kieran Spítere of Greenfield House, Greenfield, Ballincollig, County Cork.

**PROPOSED DEVELOPMENT:** Erection of two number dwellinghouses at Curragh Beag Cottage, Ballycurreen Road, Kinsale Road, Cork.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The proposed two number detached houses, by reason of their proximity to the site boundaries and inadequate private open space layout for the proposed and existing houses, would seriously injure the residential amenity of future occupants of the houses, would seriously injure the amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2010.**