



An
Bord
Pleanála

Board Direction
BD-012852-23
ABP-313231-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

REMOVE condition number 2.

Reasons and Considerations

Having regard to the location of the site within the development boundary for the village of Union Hall, the design of the proposed house and the screen on the western side of the proposed balcony, as well as the proposed development's overall compliance with Objective RP 5-22 in the Cork County Development Plan 2022-2028, it is considered that the development as proposed would not have a significant negative impact on residential or visual amenities of the area and that the planning authority's Condition 2 requiring the omission of the balcony is not, therefore, warranted.

Board Member:

Date: 10/07/2023

Peter Mullan

