



An
Bord
Pleanála

**Board Order
PL 28.248809**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork City Council

Planning Register Reference Number: 17/37382

Appeal by Denis O'Sullivan of 11 McSwiney's Villas, Cork against the decision made on the 7th day of June, 2017 by Cork City Council to grant subject to conditions a permission to Maurice Crowe of 41 McSwiney's Villas, Gurrabraher, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: First floor extension to side of dwelling, over existing ground floor extension, including alterations to existing roof at number 41 McSwiney's Villas, Gurrabraher, Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the provisions of the current Cork City Development Plan 2015-2021, the existing established residential use and the pattern of existing development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

