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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 18/05562**

**Application for Leave to Appeal** against the decision of the planning authority by Ursula O'Sullivan and Alan Dunlea care of RPS of Inishmore, Ballincollig, County Cork, having an interest in land adjoining the land in respect of which Cork County Council decided on the 25<sup>th</sup> day of October, 2018 to grant subject to conditions a permission to Gleann Fia Homes Limited care of McCutcheon Halley Planning of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

**Proposed Development:** (1) Demolition and removal of partially completed six number residential units, (2) construction of 60 number dwellinghouses (comprising of 38 number four bed units with optional rear sunroom and optional side ground floor windows and 22 number three bed units (eight number three bed units with optional rear sunroom and optional side ground floor windows and 14 number three bed units with optional side ground floor windows)), and (3) all associated ancillary development works including access, footpaths, parking, drainage, landscaping and amenity areas and removal of the existing marketing kiosk at the entrance to the site on completion of the housing development, all at Gleann Fia, Bawwnafinny (Townland), Tower, Blarney, County Cork.

## **Decision**

**GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, 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**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of conditions numbered 1 and 35 imposed by the planning authority to which the grant is subject, and

- (ii) the imposition of conditions numbered 1 and 35 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

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**Dave Walsh**

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

**Dated this            day of            2018.**