



Planning and Development Acts 2000 to 2019

Planning Authority: Cork City Council

Planning Register Reference Number: 19/38877

Appeal by Gavin Murphy and Lyn Kenny care of Coughlan DeKeyser Architects of North Point House, North Point Business Park, Mallow Road, Cork against the decision made on the 21st day of January, 2020 by Cork City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of a portion of our lands from public open space to private open space, further to planning permission granted under planning register reference number T.P. 18589/93, at number 1 Ardnalee, Middle Glanmire Road, Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars 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 existing pattern of development in the vicinity, the nature and extent of the site which forms part of the private open space serving number 1 Ardnalee and to the planning history for the site, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would not conflict materially with objective 11.7 of the current Cork City Development Plan which seeks to protect and retain areas of public open space. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020