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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/00470**

**Appeal** by Cormac and Geraldine O’Sullivan of Eyerries Village, Beara, County Cork against the decision made on the 4<sup>th</sup> day of March, 2020 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of domestic garage at Eyerries, Beara, County Cork.

**Decision**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The garage shall be sited in accordance with the revised site layout plan and section X-X drawing A00012001-00-250320 01A received by An Bord Pleanála on the 30<sup>th</sup> day of March, 2020. A revised plan and elevation of the garage building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. No windows or doors shall be provided to the north-eastern, north-western, or south-western elevations.

**Reason:** In the interests of visual and residential amenity.

## **Reasons and Considerations**

Having regard to revised layout plan received by An Bord Pleanála on the 30<sup>th</sup> day of March, 2020 with the grounds of appeal, it is considered that the proposed development would be acceptable in terms of its impact on the adjacent community building and its impact on neighbouring residential amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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.

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**Michelle Fagan**

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

**Dated this            day of            2020.**