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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 20/39230**

**Appeal** by Mary Cagney of Inverdale, 14 Endsleigh Park, Douglas Road, Cork City against the decision made on the 12<sup>th</sup> day of August, 2020 by Cork City Council to grant subject to conditions a permission to Brian McCarthy care of Sigma Homes Limited of Unit A3, Donnybrook Commercial Centre, Douglas, Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Alterations and extension to dwellinghouse consisting of a two-storey extension to the rear and side, alterations to main roof, elevational changes including a canopy at front entrance, external insulation and all associated site works at Innisfail, Endsleigh Park, Douglas Road, 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 design, character and layout of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not adversely impact on the residential amenities of adjoining properties, would be consistent with the provisions of the current Cork City Development Plan, and would otherwise 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, as amended by the further drawings and details submitted to the planning authority on the 4<sup>th</sup> day of August, 2020, 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.

2. Details of the external finishes of the proposed extension shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

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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.**