

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 20/00408

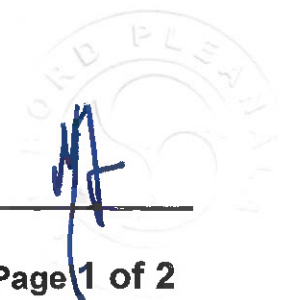
APPEAL by James and Magdalena O'Driscoll of Main Street, Crookhaven, Skibbereen, County Cork against the decision made on the 3rd day of February, 2021 by Cork County Council to grant subject to conditions a permission to Pat O'Sullivan care of Vincent O'Sullivan of 10 Market Street, Skibbereen, County Cork.

Proposed Development: Construction of a house and associated site development works at Crookhaven, County Cork.

Decision

REFUSE

permission for the above proposed development in accordance with the reasons and considerations set out below.



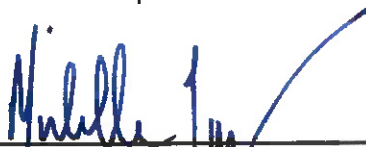
Matters Considered

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.

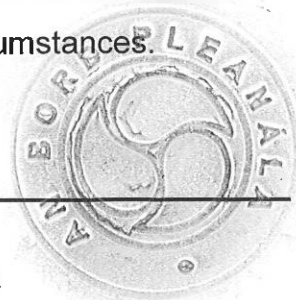
Reasons and Considerations

Having regard to the plans and particulars provided, the Board considered that the application fails to provide adequate information with regard to the south-west wall of the proposed development, particularly at first floor level, and is not satisfied that the drawings describe a structure that is capable of being implemented. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding that the issues raised with regard to the ownership of the boundary would be civil matters between the parties, it has not been demonstrated that the proposed structure is capable of being built, and therefore it is considered that it would be inappropriate for the Board to grant permission for the proposed development in such circumstances.



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



Dated this *2nd* day of *September* 2021.