

An  
Bord  
Pleanála

## Board Order ABP-310212-21M

**Planning and Development Acts 2000 to 2021**

### **Amendment of Board Order**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 20/06232**

**Development Concerned:** Demolition of 139 square metres of existing structures on site which include a decommissioned temporary water pump house building and a partially collapsed dwelling and farm building, and construction of 17 number residential units and three number residential serviced sites and all associated ancillary development works including parking, drainage, landscaping and amenity areas. Access to the 17 number residential units will be via the existing estate road and access to the three number residential serviced sites will be via three number individual entrances onto the L-8111-0, all at Cois Cuain, Cullenagh (Townland), Courtmacsherry, County Cork. Further public notices were received by the planning authority on the 19th day of February, 2021.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 4<sup>th</sup> day of October, 2021,

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error a condition in relation to Section 47 of the Planning and Development Act 2000, as amended, was omitted,

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 18 of its Order and the reason therefor shall be as follows:

18. Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

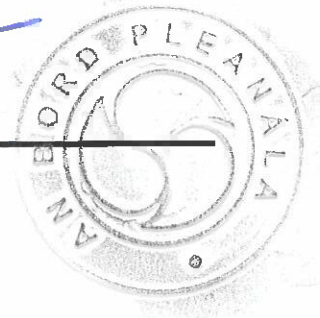
**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.



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Paul Hyde

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



Dated this 14<sup>th</sup> day of *November*

2022