

An  
Bord  
Pleanála

**Board Order**  
**ABP-311519-21**

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/40139**

**Application for Leave to Appeal** against the decision of the planning authority by the Eagle Valley Association of Residents and Home Owners care of William O'Brien of 113 Eagle Valley, Wilton, Cork having an interest in land adjoining the land in respect of which Cork City Council decided on the 2<sup>nd</sup> day of September, 2021 to grant subject to conditions a permission to O'Brien and O'Flynn care of O'Shea Leader Consulting Engineers of Unit 38 Eaglegate Drive, Little Island, Cork.

**Proposed Development:** Construction of four number residential units comprising two number additional apartments, two number additional duplex apartments and all associated ancillary development works including access roads, parking, footpaths, landscaping, one number bin store, relocation of ESB substation and all ancillary site works. Access to the proposed development will be via the existing entrance and access on to the Eagle Valley Road. The development will include modifications and partial change of layout to residential development permitted under An Bord Pleanála appeal reference number PL 04.249194 and Cork County Council planning register reference number 18/05275 at Doughcloyne, Sarsfield Road, Wilton, Cork, County Cork.



## Decision

**REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, 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.

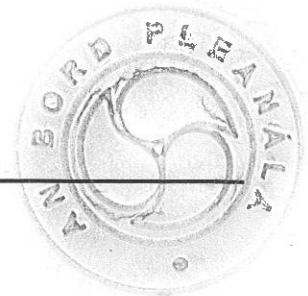
## Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.



Paul Hyde

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



Dated this *26<sup>th</sup>* day of *OCTOBER* 2021.