

An  
Bord  
Pleanála

Board Order  
ABP-312974-22

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 20/39700**

**Appeal** by Emma Martin and Áine Matthews of 58 Clonlara, Kerry Pike, Cork against the decision made on the 15<sup>th</sup> day of February, 2022 by Cork City Council to refuse permission to Niamh O'Meara care of Complete Project Management of 3 Beverly Court, Ovens, County Cork.

**Proposed Development:** Retention of demolition of two number outbuildings, construction of a metal shed for use as dog day care, construction of a dog run, change of use of part of the existing residential garden area from residential use to a commercial use as a dog day care centre and all associated site works, all at Railway House, Healy's Bridge, Carrigrohane, County Cork, as revised by the further public notices received by the planning authority on the 19<sup>th</sup> day of January, 2022.


## **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained and its proximity to an existing neighbouring residential dwelling, it is considered that the development proposed to be retained would seriously injure the amenities of property in the vicinity by reason of noise and nuisance generated. The development proposed to be retained would, therefore, 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 had regard to the scale of the development proposed to be retained, including the number of dogs to be accommodated on the site, as well as the proximity of the neighbouring dwelling. The Board, therefore, was not satisfied that the potential adverse impacts arising could be appropriately mitigated.

  
\_\_\_\_\_  
**Joe Boland**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 7<sup>TH</sup> day of June 2023.