



An  
Bord  
Pleanála

Board Order  
ABP-313231-22

---

## Planning and Development Acts 2000 to 2022

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/00592**

**Appeal** by Regina Daly care of CBA Architecture Limited of The Design Hub, Marble Hill, Ballintemple, Cork against the decision made on the 10th day of March, 2022 by Cork County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new dwellinghouse, adjoining carport and garden store, new domestic entrance and all associated site works at Ardagh, Union Hall, County Cork.

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

Having regard to the location of the site within the development boundary for the village of Union Hall, the design of the proposed house and the screen on the western side of the proposed balcony and the proposed development's overall compliance with Objective RP 5-22 in the Cork County Development Plan 2022-2028, it is considered that the development as proposed would not have a significant negative impact on residential or visual amenities of the area and that the planning authority's condition number 2 requiring the omission of the balcony is not, therefore, warranted.



**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *14th* day of *July*, 2023.