

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: T.P. 21/40400

Appeal by Valerie Foley and Leonard O'Farrell of Coolmore, Knocktopher, County Kilkenny against the decision made on the 25th day of July, 2022 by Cork City 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 detached storey and a half, four bed dwellinghouse, as well as new entrance along roadside boundary. All ancillary works necessary to facilitate the development including connections to mains water and drainage at Church Road, Ravensdale, Douglas, Cork.

Decision

Having regard to the nature of the conditions 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 numbers 2, 3, 4 and 6 and the reasons therefor.

Reasons and Considerations

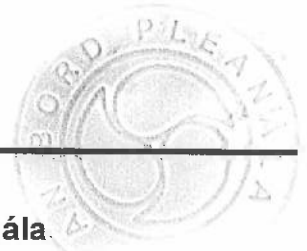
Having regard to the established pattern of vehicular entrances at this location, the extent of the applicants' landownership and the remaining public car parking spaces within the vicinity of the appeal site, it is considered that the modifications and requirements of the planning authority, in its imposition of Condition Numbers 2, 3, 4 and 6 are unreasonable, and that the proposed development, with the omission of these conditions, would reflect the established pattern of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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



Dated this *7th* day of *July* 2023