

An
Bord
Pleanála

Board Order ABP-314809-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41272

Appeal by Dawar and Aisha Siddiqi care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 12th day of September, 2022 by Cork City Council to refuse permission.


Proposed Development: Construction of one number detached split-level dormer dwellinghouse, site entrance and all associated site works at Springfield, Maryborough Downs, Maryborough Hills, Douglas, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed development would be located on a site which currently forms part of a green area of an executed planning permission (Cork County Council planning register reference number 01/1391) for a residential development. The proposed development, by reason of its location, would be contrary to Objective 6.18 and section ZO 1.7 of the Cork City Development Plan 2022-2028, which states that there will be a presumption against development on all open space in residential estates, including any green area or public amenity area that formed part of an executed planning permission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn James Kelly
Eamonn James Kelly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this *31st* day of *October*, 2023