

An  
Bord  
Pleanála

Board Order  
ABP-314999-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/5868**

**Appeal** by Paul Coffey of Graball Road, Crosshaven Hill, Crosshaven, County Cork against the decision made on the 5<sup>th</sup> day of October, 2022 by Cork County Council to refuse permission.

**Proposed Development:** Construction of a new roof construction, alterations to elevations to an existing single storey dwelling and associated site works at Graball Bay, Crosshaven Hill, Crosshaven, County Cork.

## **Decision**

**GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.**

*pm*

## Reasons and Considerations

Having regard to the policies and objectives of the Cork County Development Plan 2022-2028, the nature and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The attic space shall be solely used for storage purposes ancillary to the dwelling and shall not be used for habitable purposes.

**Reason:** In the interest of clarity.

*pm*

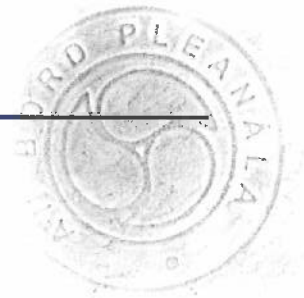
3. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.



**Peter Mullan**

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



Dated this 14th day of July, 2023.