



An
Bord
Pleanála

Board Order

ABP-315498-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/4836

Appeal by Geraldine McDonogh of Lui Greine, Currabeg, Ovens, County Cork against the decision made on the 7th day of December, 2022 by Cork County Council to grant subject to conditions a permission to Eithne O'Halloran care of Paul Redmond Architecture of Acorn Business Centre, Mahon Industrial Park, Blackrock, County Cork.

Proposed Development: Retention of new driveway to dwelling (dwelling constructed under planning register reference number 18/5225), also site entrance, and remediation works, including landscaping and stabilisation works to existing western boundary, along with associated site works, all at Currabeg, Curraghbeg Townland, Ovens, County Cork.

Decision

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

Reasons and Considerations

Having regard to the nature of the development proposed to be retained, it is considered that, in the absence of a clear programme of works currently and into the future to provide for the stabilisation of the slope between the driveway, as constructed, and the party boundary with the adjoining site to the south and southwest, the development proposed to be retained would give rise to potential adverse impacts on the adjoining property which are not satisfactorily addressed in the planning application. The development proposed to be retained would seriously injure the residential amenities of the adjoining property and would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 21st day of

July

2023.