

An
Bord
Pleanála

Board Order
ABP-319106-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 236340

Appeal by Joe Gill of 6 Eglantine Drive, Mallow, County Cork against the decision made on the 25th day of January, 2024 by Cork County Council to grant subject to conditions a permission to William and Margaret O'Donoghue care of Alan Scuffins and Company Limited of Rahan, Mallow, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of minor alterations to existing granny flat extension permitted under planning register reference number 22/4364 consisting of the following alterations: retention of the additional floor area provided to the rear single storey extension between the previously permitted living room and the existing rear sun room; retention of change of roof type to the rear single storey extension from a permitted pitched roof to a flat roof and all associated site works, all at 7 Eglantine Drive, Quartertown Lower, Mallow, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition(s) set out below.

Reasons and Considerations

Having regard to the information submitted with the application and to the nature and scale of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the proposed retention would comply with the zoning objective as set out in the Cork County Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area. The development proposed for retention, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

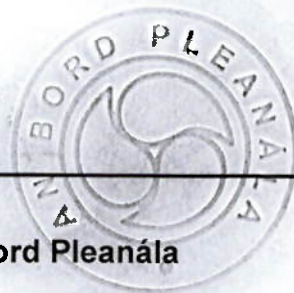
Reason: In the interest of public health.



Declan Moore

Member of An Bord Pleanála

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



Dated this 24th day of September 2024.