



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 244249

Application for Leave to Appeal against the decision of the planning authority by Shepherd Mushangwe of 27 Summerfields, Newtown Road, Cobh, County Cork having an interest in land adjoining the land in respect of which Cork County Council decided on the 10th day of April, 2024 to grant, subject to conditions, a permission to Alan Bardsley care of Hogan Associates Architecture and Urban Design of The Lodge, Proby's Quay, Cork in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Permission for the construction of one number two-storey dwelling attached to eastern gable end of existing dwelling including associated elevational alterations to existing dwelling together with all associated services and site development works, at 28 Summerfields, Ringmeen, Cobh, County Cork.

Decision

GRANT leave to appeal under section 37(6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that –

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of Condition 2 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of condition number 2 will materially affect the applicant's enjoyment of the land in respect of which it has been decided to grant permission or reduce the value of the land.

Eamonn James Kelly

Eamonn Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *27th* day of *May*, 2024.

