



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/05179

Application for Leave to Appeal against the decision of the planning authority by Kevin O'Driscoll of 4 Ard na Lee, Lower Road, Crosshaven, County Cork having an interest in land adjoining the land in respect of which Cork County Council decided on the 28th day of May, 2024 to grant subject to conditions a permission to Michael Corbett care of Butler Cammoranesi Architects of 6 George's Quay, Cork.

Proposed Development: Demolition of existing derelict WCs building and external steps and construction of 11 number three-storey dwelling houses and all associated site development works including improved access road, car parking areas, footpaths, drainage, landscape and amenity areas. The proposed development includes nine number four-bedroom houses and two number three-bedroom houses at Lower Road, Knocknagore, Crosshaven, County Cork.

Decision

REFUSE 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 not been shown that 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 conditions imposed by the planning authority to which the grant is subject.

Specifically, the Board noted the totality of the submission including attachments provided in support of the application for leave to appeal. The Board noted Condition numbers 1 and 41, that were highlighted in Attachment 2, are to be undertaken in accordance with the plans received by the planning authority as further information on the 1st day of May 2024 and therefore do not constitute a material difference. Similarly, the Board did not agree Condition number 10, that was also highlighted in Attachment 2, would result in the development differing materially from that set out as part of the application process.



Stewart Logan

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

Dated this 22nd day of July 2024