

An
Bord
Pleanála

Board Order
ABP-320054-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/05462

Application for Leave to Appeal against the decision of the planning authority by Pat Roche of Doony, Milford, County Cork having an interest in land adjoining the land in respect of which Cork County Council decided on the 5th day of June, 2024 to grant subject to conditions permission to HRP Construction Limited care of Butler O'Neill Total Planning Solutions of Old Thompson's Bakery, Thompson House, MacCurtain Street, Cork, County Cork.

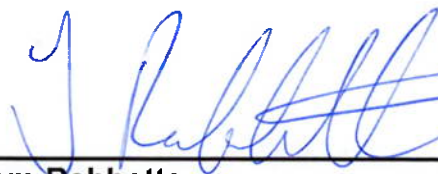
Proposed Development: Planning permission for the construction of nine number residential housing units comprising of seven number two bed units, two number three bed units in a scheme. The development also includes the provision of car parking spaces, drainage works, bike storage [18 covered bike parking spaces], landscaping and boundary treatments, play area, surface treatments and all ancillary site development works at the site adjacent to Gort na hAbhainn, Scart, Doony, Milford, 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.

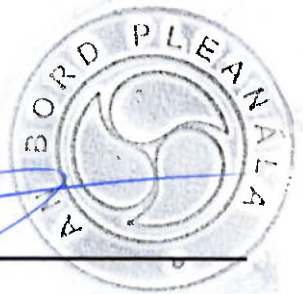
Reasons and Considerations

With reference to the submission from the applicant for leave to appeal, received by An Bord Pleanála on the 1st day of July 2024, and, in particular, to item no. 2 therein, the Board notes that none of the conditions in the planning authority's decision requires the proposed entrance to be relocated. The entrance as granted permission was as indicated in the plans and particulars submitted as part of the planning application process. The proposed entrance does not differ materially from the entrance as set out in the application. Neither this, nor any other aspect of the development for which permission has been granted, differs materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority. Nor did the applicant for leave to appeal cite any specific condition, or conditions, as imposed by the planning authority that, in their opinion, causes the development to differ materially from that as set out in the application. The applicant for leave to appeal has not shown that the criteria referred to in section 37(6)(d)(i) and (ii) of the Planning and Development Act 2000, as amended, have been met. The Board, therefore, refuses the application for leave to appeal.



Tom Rabbette

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



Dated this 25th day of July 2024.