



An  
Bord  
Pleanála

**Board Order**  
**ABP-320055-24**

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**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 Matthew Shine of 5 Gort na hAbhainn, Milford, County Cork having an interest in land adjoining the land in respect of which Cork County Council decided on the 5<sup>th</sup> 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 City, County Cork.

**Proposed Development:** Planning permission for the construction of nine number residential housing units comprising of seven number two bed units and two number three bed units in a scheme. The development also includes the provision of car parking spaces, drainage works, bicycle parking [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

The applicant for leave to appeal has not shown that the development as granted will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority and, consequently, has not shown that the imposition of any of the conditions will materially affect their enjoyment of their property or its value. The applicant for leave to appeal, in their submission received by An Bord Pleanála on the 1<sup>st</sup> day of July 2024, has not cited any specific condition that, in their opinion, materially affects the enjoyment of their property, or stated how the property is so affected. 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 25<sup>th</sup> day of July 2024.