

An
Coimisiún
Pleanála

Commission Order
ABP-320135-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/04697

Appeal by Cork Co-Operative Marts Limited care of Butler O'Neill Total Planning Solutions of Old Thompson's Bakery, Thompson House, MacCurtain Street, Cork against the decision made on the 13th day of June, 2024 by Cork County Council to grant permission, subject to conditions, to Brian and Stephen Condon care of Donal Anderson Architect of Farm Field Cottage, Ballinreesig, Ballygarvan, County Cork for the proposed development.

Proposed Development: Construction of a three storey dwellinghouse and associated site works at New Cork Road, Knockgriffin, Midleton, County Cork.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

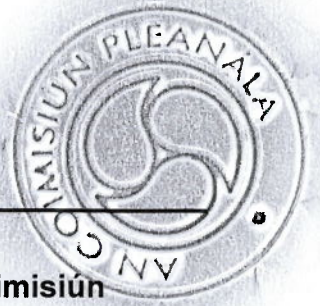
The proposed fenestration arrangements on the proposed three-storey unit is materially different from the fenestration arrangements on the two-storey structure which has the benefit of planning permission under planning authority register reference number 21/6144. The proposed fenestration arrangement for the three-storey structure including the incorporation of oriel windows, which appear to extend beyond the red line boundary of the site, results a poor aspect and gives rise to inadequate daylight and sunlight penetration and therefore inadequate levels of internal natural illumination within the proposed rooms. The proposed development would, therefore, provide substandard levels of amenity for future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 1 day of July 2025.