

An  
Bord  
Pleanála

## Board Order ABP-320538-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 24/42859**

**Appeal by** Mide Kearney and Adam O'Rahilly care of MRA Architecture Limited of 10 Dundanion Court, Blackrock Road, Cork against the decision made on the 17<sup>th</sup> day of July, 2024 by Cork City Council to refuse permission for the proposed development.

**Proposed Development:** The conversion of the second-floor attic to include one number dormer window to the side with a projecting roof to the rear and one number roof light to the back of the existing two-storey semi-detached dwelling house, together with all ancillary works at 'Cooranig', 44 Ardfallen Estate, Douglas Road, Cork.

### Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the nature and scale of the proposed development and the relevant provisions of the Cork City Development Plan 2022-2028 it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely injure the visual and residential amenities of the neighbouring properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on 21<sup>st</sup> day of June 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The external finishes of the proposed south facing dormer window shall be manufactured opaque or frosted glass and shall be permanently maintained as such. The application of film to the surface of clear glass is not acceptable.

**Reason:** In the interest of the protection and safeguarding of the residential amenities of the area.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions in the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

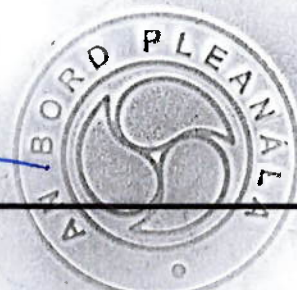


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**Emer Maughan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 30<sup>th</sup> day of January 2025