



An
Coimisiún
Pleanála

Commission Order LV-500166-CK

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 254329

Application for Leave to Appeal against the decision of the planning authority by Carol and Peter Butler of 42 The Brambles, Pembroke Wood, Passage West, Co Cork, having an interest in land adjoining the land in respect of which Cork County Council decided on the 1st day of October 2025 to grant subject to conditions permission to O'Brien and O'Flynn care of OLS Consulting Engineers & Project Management Ltd of No. 3 Saint Patrick's Place, Bandon, Co. Cork.

Proposed Development: Permission for: a) Construction of 1 No. detached dwelling on service site no. 178, b) All associated site works, (as permitted under Planning Ref. 16/7217 and extended under Planning Ref. 22/4692)., Harbour Heights, Rochestown Road, Ardmore, Passage West, Co. 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

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. Any issues associated with the parent permission on the adjacent site to the north (register reference 16/7217) are an enforcement matter for the planning authority and not the Commission.



Paul Caprani
Planning Commissioner of An
Coimisiún Pleanála duly authorised
to authenticate the seal of the
Commission

Dated this 24th day of November 2025