

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2543645

Application for Leave to Appeal against the decision of the planning authority by Bord na Móna Fuels Limited of Main Street, Newbridge, Co. Kildare, having an interest in land adjoining the land in respect of which Cork City Council decided on the 23rd day of October 2025 to grant subject to conditions permission to Stewart and Cleo Hosford care of O'Mahony Pike Architects Limited of One South Mall, Cork City, Co. Cork.

Proposed Development: Permission is sought for the renovation and extension to an existing cottage and associated drainage, boundaries, landscaping and siteworks within the grounds of Chiplee House, a Protected Structure., Chiplee House , Blackrock Road , Cork.

Decision

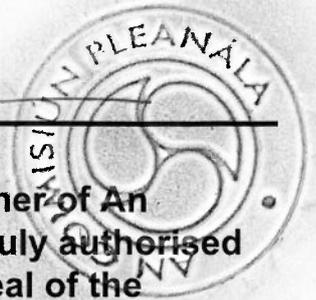
REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the condition(s) set out in the planning authority's decision, 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. The Commission considered that, details of the location of the wastewater treatment system were indicated in the drawings submitted as further information of the 22nd Day of August 2025. The conditions attached by the planning authority did not alter the provisions of the treatment plant as proposed.



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



Dated this 11th day of December 2025