



An
Coimisiún
Pleanála

Commission Order
LV-500741-CK

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/5958

Application for Leave to Appeal against the decision of the planning authority by Farad and Fiona Raissa having an interest in land adjoining the land in respect of which Cork County Council decided on the 13th day of January, 2026 to grant subject to conditions a permission to Brosnan Property Solutions Limited in accordance with plans and particulars lodged with the said Council.

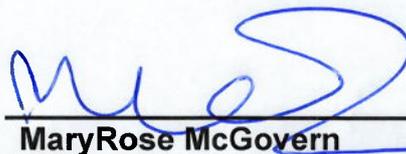
Proposed Development: Construction of one two-storey semi-detached dwelling at the main entrance to the proposed site, three two-storey terraced dwellings within the overall site, street parking, public open space, and all associated site works, all at Upper Aghada, Midleton, County Cork.

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.

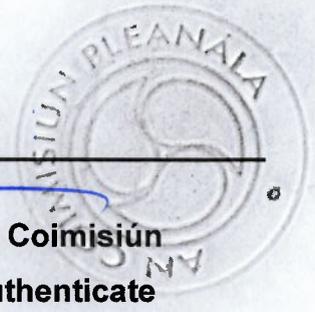
Reasons and Considerations

It is considered that it has not been demonstrated that the proposed development, in respect of which a decision to grant permission has been made, will differ materially from the proposed development as set out in the application for permission by reason of the conditions imposed by the planning authority to which the grant is subject. The Commission considered the nine number conditions attached to permission register reference number 25/5958 and was satisfied that the conditions attached in the notification to grant permission do not materially change the development, as proposed, and was satisfied that the imposition of those conditions do not materially affect the applicant's enjoyment of the land. Consequently, the Commission considered that the criteria, as set out under section 37(6) of the Planning and Development Act 2000, as amended, were not met for leave to appeal to be granted and, on this basis, the Commission decided to refuse the application for leave to appeal.



MaryRose McGovern

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



Dated this 4th day of March 2026.