An Coimisiún Pleanála

Commission Order
LV-502235-CK-26

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 261077

Application for Leave to Appeal against the decision of the planning authority by Aine Donnachie having an interest in land adjoining the land in respect of which Cork County Council decided on the 9th day of September 2026 to grant, subject to conditions, a permission to Brendan Langford and Amy Gould.

Proposed Development: Permission for construction of 1) new two storey rear extension, 2) material alterations to ground and first floor plans, 3) new lean-to roof to existing side extension, 4) new side window to existing side extension, 5) two number velux roof lights to the front elevation, 6) pedestrian access gate to rear garden, 7) elevational alterations to front elevation by removal of existing eaves overhang on either side of existing porch, 8) new rear landscaped garden with integrated seating. Works shall include the following 9) demolition of existing chimney stack, 10) demolition of existing flat roof to side extension and to make existing chimney stack, 10) demolition of existing flat roof to side extension and to make provision for a new window to existing side extension, 11) demolition of rear structural wall for new two storey rear extension, 12) partial demolition of rear timber boundary fence for new pedestrian access gate, 13) to the existing two storey

dwelling house and all ancillary site works, all at 35, Inishmore Park, Cobh, 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

Under section 37(6) of the Planning and Development Act 2000, as amended, the Commission may, within 4 weeks from the receipt of the application, grant the applicant leave to appeal where the applicant shows that:

(i) 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, and

(ii) the imposition of such conditions will materially affect the applicant's enjoyment of the land or reduce the value of the land.

The Commission, having considered the information available on the file, 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 the conditions imposed by the planning authority to which the grant is subject.

The Commission considered the 13 number conditions attached to the grant of permission for application reference number 26/1077 and was satisfied that these conditions do not materially change the development as proposed, and was also satisfied that the imposition of those conditions do not materially affect the leave to appeal 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, as amended, were not met for leave to appeal to be granted and, on this basis, the Commission decided to refuse leave to appeal.

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

Dated this 28th **day of** October **2026**