

An
Coimisiún
Pleanála

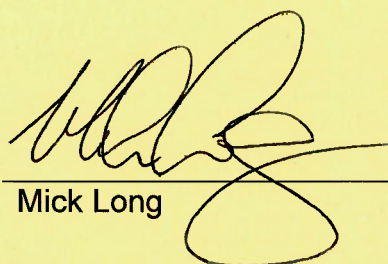
Direction
CD-020536-25
ABP-313253-22

The submissions on this file and the Inspector's report were considered at a meeting held on 25/08/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Mick Long

Date: 26/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The subject site is located on lands zoned 'Existing Residential/ Mixed Residential and Other Uses' for lands to the north and zoned 'Residential' on the southern section. The 'Residential' zoned lands to the south are categorised as 'Medium B density' residential development and are subject to Objective FY-R-04 of the Cork County Development Plan 2022 – 2028. The specific Objective FY-R-04 requires the scheme to provide for development of active open space to include playing pitches. The applicant has not provided any playing pitches as part of this development, a clearly specified requirement of the objective relating to this site. The retrofitting of such pitches by condition as proposed by the Planning Authority would not be possible within the layout as submitted and to do so may impact on the proposed

layout, on adjoining properties and on the overall workings of the proposed scheme which has not been considered or assessed. The proposed development, therefore, materially contravenes the Cork County Development Plan 2022 - 2208 in not complying with the requirement of Objective FY-R-04, would result in a poor quality of residential amenity and would be contrary to the proper planning and sustainable development of the area.

The Commission noted that the proposed development should include provision for pedestrian and cycle connectivity from the development to link in with the open space, new residential lands to the north and north east and more directly to the urban centre.