

An
Coimisiún
Pleanála

Direction
CD-022052-26
ABP-320459-24

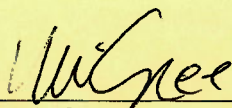
The submissions on this file and the Inspector's report were considered at a meeting held on 12/03/2026.

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

Planning

Commissioner:

Date: 26/03/2026



Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective MCI 7-4 of the Cork County Development Plan 2022-2028 states that it shall be an objective of the planning authority to ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development. Having regard to the location, nature and scale of the proposed development, it is considered that the infilling of an area 1.15 hectares of foreshore, by the instillation of rock armour and backfilling of the area between the rock armour and the existing sea wall, to facilitate the development of, inter alia, a substantial area of car parking, campervan and bicycle parking, internal roads, and two buildings to accommodate a public restaurant/café, public and private offices, convenience

store, chandlery, lounge/training area, gym and rowing facility building, would fundamentally alter, erode and compromise the integrity, visual and natural amenity of this foreshore location in contravention of Objective MCI 7-4 of the Cork County Development Plan 2022-2028, and would, therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development site is an important ex situ winter feeding site for water birds that are qualifying interests for the adjacent Cork Harbour Special Protection Area (site code 004030). The availability of suitable nearby terrestrial feeding sites, including this site, is essential to maintain the favourable conservation condition for these qualifying interest species. This development site is therefore fundamentally connected to the Cork Harbour Special Protection Area and is of significant importance as an ex-situ winter feeding habitat. On the basis of the information provided with the application, including the Natura Impact Statement and the Ecological Impact Statement the Coimmission is not satisfied that it has been demonstrated beyond reasonable scientific doubt that the development would not constitute an adverse impact on the qualifying interests of the Cork Harbour Special Protection Area in view of the site's Conservation Objectives. In such circumstances the Commission is precluded from granting permission under the provisions of Article 6(3) of the Habitats Directive (92/43/EEC).

3. The proposed development would give rise to significant negative effects on the Monkstown Creek proposed Natural Heritage Area, a site of national significance, for which no meaningful mitigation has been proposed, and no alternatives appear to have been considered. The granting of permission for this development would be contrary to Policy Objectives BE 15-2(a) and BE 15-6(f) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.