

An  
Coimisiún  
Pleanála

**Direction**  
**CD-019992-25**  
**ABP-320600-24**

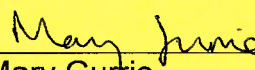
The submissions on this file and the Inspector's report were considered at a meeting held on 19/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 26/06/2025

  
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Mary Guirie

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the location of the proposed development predominantly on lands zoned ZU 18-13 under the Cork County Development Plan 2022-2028 and the specific Green Infrastructure Objective PW-GC-05 which requires that the Open Space 'remain predominantly open in character, especially retaining the existing trees and natural features on site', to the nature and scale of the proposed development including the removal of 18 trees and the marginal planning gain to be achieved in terms of improved sightlines for an entrance servicing one existing

dwelling, the Commission considered that the proposed development constituted an unnecessary intervention in the high value, historic landscape which would not accord with the site's ZU 18-13 zoning or with Objective PW-GC-05. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the concerns of the Planning Authority's Conservation Officer in relation to the need for the works and the visual impact of the works and tree removal on the historic landscape, and considered that in the absence of a clear planning gain, that the scale of works and removal of trees to provide for the proposed development was not merited and not in accordance with the site's ZU 18-13 zoning objectives and Objective PW-GC-05. The proposed development is therefore contrary to the proper planning and sustainable development of the area.