

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020485-25**  
**ABP-320799-24**

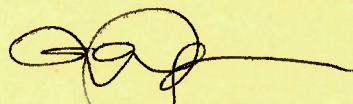
The submissions on this file and the Inspector's report were considered at a meeting held on 12/08/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 19/08/2025

  
Emer Maughan

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

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

Having regard to the elevated location of the proposed all-weather facilities in a High Value Landscape adjoining Scenic Route S61 as designated in Cork County Council Development Plan 2022-2028, the wider landscape, prospect from the sea, the design of associated fencing and site works, the location of the proposed development on an elevated area overlooking Charles Fort National Monument (RMP number C0125-007--- National Monument Number 535) which is also included collectively and by its constituent parts in the County Record of Protected Structures and having regard to the height of the proposed lighting it is considered that the

proposed development would be visually obtrusive and dominant and would negatively impact on the historic setting of Charles Fort, a site of national significance, and would therefore be contrary to the objectives HE16-2,4,5,6 and 7 in the Cork County Development Plan 2022-28 which aim to safeguard such sites and their setting. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

The Commission agreed with the Inspector's assessment, that the proposed floodlighting would result in a negative impact on the historic setting of Charles Fort and agreed with the Inspector's recommendation to refuse permission for the floodlighting. In deciding not to accept the Inspector's recommendation to grant permission for the all-weather facilities, the Commission considered that Charles Fort is a highly sensitive area from a visual impact perspective, and that the type, height and extent of the proposed metal fencing enclosing the upper level pitch proximate to the entrance to the Fort and the scenic route would fail to maintain the existing open character of the area (notwithstanding the lower than standard height proposed for the fencing) and would impact to an unacceptable degree on the visual amenity of the nationally significant complex of buildings at Charles Fort and the surrounding high value landscape.

**Note:** Given the stated historical use of the subject site as a landfill, the Commission was not satisfied that there was sufficient information submitted with the application to assess the impact of this legacy use on the proposed development, however given the substantive reason for refusal set out above, decided not to seek further information on this matter at this time.