



The submissions on this file and the Inspector's report were considered at a meeting held on 18/12/2025.

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

Planning

Commissioner:

Date: 19/12/2025

Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development involves the demolition of a house which the Commission considers, by reason of its age, size, form, features and siting, to be a vernacular building of intrinsic value to the local character, distinctiveness, sense of place and history in this area of Charleville. Objective HE16-19 a) of the Cork County Development Plan 2022 to 2028 seeks to protect and maintain and enhance the established character forms features and setting of vernacular buildings and the contribution they make to local character history and sense of place and Objective HE16-19 (c) refers to a presumption in favour of retaining vernacular buildings and encouraging their reuse. Furthermore, PL3-1 (a) and (b) of the development plan seeks to achieve/reinforce a better sense of place and distinctiveness. It is therefore considered that the proposed development incorporating the demolition of a vernacular building would not comply with objectives HE 16-19 a) and c) and objective PL3-1 a) and b) of the Cork County Development Plan 2022 to 2028 and that the proposed development would be contrary to the proper planning and sustainable development of the area.