



An
Coimisiún
Pleanála

Direction
CD-021558-25
ABP-321406-24

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

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

Planning

Commissioner:

Eamonn James Kelly

Date: 15/12/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development is dependent upon connection to a private surface water drainage network located outside of the application boundary of the site. In the absence of certainty in respect of the proposed connection to the private surface water network which does not appear to be in place, and in the absence of details demonstrating that the proposed attenuation tanks would be of sufficient capacity to cater for surface water runoff generated by both existing and proposed developments, and having regard to the provisions of Objective 9.4 (a) (Sustainable Urban Drainage Systems) of the Cork City Development Plan 2022-2028, the Commission cannot be satisfied that surface water generated by the proposed

development could be managed and disposed of appropriately within the context of this permission sought, given the reliance on the delivery of surface water infrastructure which permission has not been sought as part of the subject application, or which has not been included for within the boundary of the application. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.