



An
Coimisiún
Pleanála

Direction
CD-021767-26
ABP-321550-24

The submissions on this file and the Inspector's report were considered at a meeting held on 19/01/2026.

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

Planning

Commissioner:



Date: 19/01/2026

Mick Long

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proposed reduction in size and the fragmentation of the permitted open space with fencing, the Commission considered the proposed development would result in a poor quality of urban design within the overall permitted Convent Garden Estate, would negatively impact on the quality and utility of the remaining open space and was not satisfied the proposed development would foster community cohesion and contribute to the social integration of the wider development. The proposed development, therefore, would impact the residential amenity for all residents within the wider permitted development site and would not comply with the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and Section 3.4.7 of the Cork County

Development Plan 2022-2028 and would be contrary to Objective GI 14-6 Public/Private Open Space Provision, Objective PL3-1: Building Design, Movement and Quality of the Public Realm and Objective PL3-3: Delivering Quality and Inclusive Places. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission considered that the additional proposed gated entrance in the historic boundary wall within the Architectural Conservation Area onto the public road is unnecessary, would present traffic and pedestrian safety risks, would segregate the wider development and would not be consistent with the parent permission for the overall site. The proposed development would not comply with Objective TM 12-8: Traffic/Mobility Management and Road Safety of the Cork County Development Plan 2022-2028 and the Design Manual for Urban Roads and Streets (2019) and would, therefore, be contrary to the proper planning and sustainable development of the area.