

An
Coimisiún
Pleanála

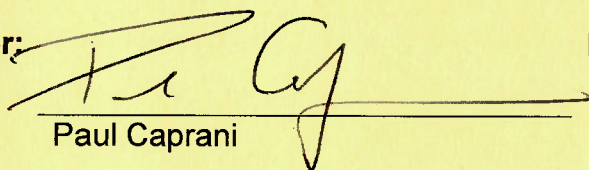
Direction
CD-020636-25
ABP-322389-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10/09/2025.

The Commission decided to refuse permission on a split decision (2:1), generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Paul Caprani

Date: 10/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of Objective ZU 18-5: Transitional Zones, and Objective LI-GO-06, General Objectives for Little Island (incorrectly referenced as LI-GO-05 in the Inspectors Report), Volume 4, of the Cork County Development Plan 2022-2028 and the provisions of the Urban Development and Building Height Guidelines (2018), it is considered that the proposed scale, mass and monolithic nature of the facade of the proposed building is excessive, particularly in the context of adjoining residential development, which would result in an inadequate level of transition to adjoining properties. It is considered therefore that the proposal would have an unacceptable visual impact and would seriously injure that residential

amenities of residential properties in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.