



An
Coimisiún
Pleanála

Direction
CD-021548-25
ACP-323455-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 11/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

In the absence of sufficient evidence that the site did not form part of the public open space associated with the existing housing development at Glenanaar and in the absence of sufficient information as to the quantum of open space that would remain to serve the housing development should the appeal site be developed for a house as proposed, the commission was not satisfied that the site has not functioned as public open space that formed part of an executed planning permission (and habitually used as such) for the overall housing development at Glenanaar.

Accordingly, the proposed development would be contrary to the provisions of Objective 6.18(b) and Paragraph 12.11 of the Cork City Development Plan 2022-2028 which specify that there will be a presumption against development on all open

space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. The proposed development would therefore be contrary to stated policy, would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.