

An
Coimisiún
Pleanála

Direction
CD-022431-26
ACP-323612-25

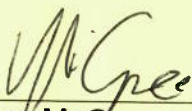
The submissions on this file and the Inspector's report were considered at a meeting held on 14/08/2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 02/09/2026


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Objective 3.4 of the Cork City Development Plan 2022-2028 (Compact Growth), states that optimising the potential for housing delivery on all suitable and available sites, will be achieved by, amongst other things, encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction. In addition, section 11.154 of the Development Plan, under the heading of "Demolition of Existing Residential Dwellings", states that the Council has a preference for the deep retrofitting of structurally sound, habitable dwellings, as opposed to demolition and replacement, unless a strong justification in respect of the latter has been put

forward by the applicant. Having regard to the condition of the existing dwelling on the subject site, the fact that it has previously been extended to the rear and the size of the subject site, the Commission considered that adequate justification had not been put forward for the demolition and replacement of the existing habitable dwelling, and further considered that there remains a significant potential for alteration and extension of the existing dwelling, as opposed to its demolition and replacement, and considered that the proposal would, therefore, conflict with Objective 3.4 of the Cork City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that the subject dwelling had been previously extended to the rear and was positioned on a large site with ample room for further extension, and considered that adequate justification had not been put forward for the demolition and replacement of the existing habitable dwelling which would conflict with the planning authority's objective of encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction.