

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021877-26**  
**ACP-323754-25**

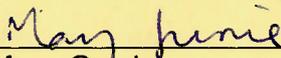
The submissions on this file and the Inspector's report were considered at a meeting held on 05/02/2026.

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

#### **Planning**

**Commissioner:**

**Date:** 09/02/2026

  
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Mary Gurrie

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regards to the nature of the proposed development consisting of three dwellings with ancillary domestic waste water treatment systems which is considered highly vulnerable development under the Planning System and Flood Risk Management Guidelines (2009), the location of the site in Flood Zone A as identified in the Strategic Flood Risk Assessment (SFRA) completed for the Cork County Development Plan 2022-2028 and Table 28 of the SFRA which indicates that in Ladysbridge the avoidance approach should be followed where fluvial risk is identified, the provisions of Objective WM 11-16: Flood Risks – Overall Approach of

the development plan which requires in the first instance the avoidance of development in areas at risk of flooding, and considering the gradient of the site, the Commission is not satisfied, having regard to the totality of the information on the file, that the applicant had provided sufficient justification for the proposed development in Flood Zone A, nor had demonstrated that the development would not be at risk from flooding or would not result in flooding elsewhere, and particularly onto the public road. The proposed development would not accord with Objective WM 11-16 of the Cork County Development Plan 2022-2028 and would therefore 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 a number of inconsistencies in the Site Specific Flood Risk Assessment (SSFRA) submitted with the application, including that the development is referred to as retail in Section 2.2 of the SSFRA and as an extension in Section 7.4.1.1, Section 3.1 states the site is not at risk of fluvial flooding despite its location in Flood Zone A as per the SFRA undertaken for the County Development Plan, the site is stated as not being steep in Section 4.3 and as brownfield in Section 7.2, and Section 6.1 in relation to emergency response does not appear to be appropriate or tailored to private residential development. The Commission further noted that the qualifications and experience of the agent undertaking the SSFRA had not been provided. In view of the above the Commission considered, notwithstanding the site's location within the development boundary of Ladysbridge, that there was a sufficient degree of uncertainty throughout the report as to whether the flood risk assessment was adequate to address the specifics of the proposed development and site context, and that the justification provided in Section 7.4.1.1 of the SSFRA was not sufficient to overcome the Commission's concerns in relation to the flood risk at the site and in the vicinity. The Commission was not satisfied therefore that the proposed development would accord with the provisions of the County Development Plan in relation to flood risk and would not be at risk of flooding or give rise to a risk of flooding elsewhere.

**Note:** The Commission considered that there was a lack of details and information in relation to the retaining walls required as a result of the cut and fill necessary for the

proposed development, and in the absence of contiguous elevation drawings, the Commission considered that the proposed development may be visually incongruous on this elevated site and would thus not accord with the pattern of development within the village as required under Objective PL 3-5: Rural Placemaking of the Cork County Development Plan or support the retention of its rural character as envisioned for Ladysbridge in Section 3.15, Volume 4 of the plan. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.