



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000086**  
**PL-500113-CC**

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The submissions on this file and the Inspector's report were considered at a meeting held on 09 February 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

**Planning Commissioner:**

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**Emer Maughan**

**Date:**

**9<sup>th</sup> day of February 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The location of the proposed development adjacent to a regional road and at a location where no footpath exists has the potential to give rise to a conflict

between pedestrian and vehicular traffic on Douglas Road and would endanger public safety by way of a traffic hazard.

2. Having regard to the provisions of the Cork City Development Plan 2022-2028, including Strategic Objective 9 which requires that proposals for new development should have a positive contribution to its receiving environment, and paragraph 11.12 relating to placemaking which requires proposals for all new development have a high standard of design, to the established character of the area, and to the design, layout and insufficient architectural quality of the proposed development, it is considered that the proposed development would constitute a substandard, disorderly and haphazard form of development. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development, be contrary to the proper planning and sustainable development of the area.