



An
Coimisiún
Pleanála

Commission Direction
CD-000236
PL-500189-CK

The submissions on this file and the Inspector's report were considered at a meeting held on 03 March 2026.

The Commission refused permission not accepting the Inspector Recommendation for the following reasons and considerations.

Planning Commissioner:

Mick Long

Date:

9th day of March 2026

Having regard to the appeal and submissions on file, the planning history of the site and the provisions of the Cork County Development Plan 2022-2028 the Commission was not satisfied that the proposed development did not contravene a previous planning permission on the lands 08/6846 (extended under 14/04460). The proposed development was for a scheme of 12 detached, split level houses of which three houses were completed and occupied and are outside the site boundary of the current application. The proposed development includes houses on lands that were identified as open space to serve the previous scheme (conditioned open

space). The Commission did consider that the site of the proposed development is now zoned ER Existing Residential and Mixed Residential and other uses in the Cork County Development Plan 2022-2028 but this did not address the fact that it included conditioned open space to serve the houses that have been completed.

The Commission concurred with the appellant that the proposed development would, therefore, seriously injure the residential amenities of the residents of the previous development.

In not accepting the Inspector's recommendation to grant permission for the proposed development the Commission accepted that the zoning of the site had been revised in the Cork County Development Plan 2022-2028 and agreed with the Inspector's assessment that the proposed public open space is in compliance with the Compact Settlement Guidelines and the development plan but did not concur with the assessment nor the planning authority that there is no requirement for the provision of open space as previously permitted under 08/6846. The proposed development would, therefore, seriously injure the residential amenities of the residents of the previous development and would be contrary to the proper planning and sustainable development of the area.