



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000512**  
**PL-500302-CC-25**

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

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

**Planning Commissioner:**

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**MaryRose McGovern**

**Date:**

**6<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to Objective 11.1 of the Cork City Development Plan 2022-2028, that requires residential developments to create high quality places and deliver a quality of life in terms of amenity, safety and convenience, and Objective 11.3 which seeks high quality design to, *inter alia*, maximise

the useability of outdoor amenity space, and having regard to the prominent location, topography and constraints of the subject site, its proximity and contextual relationship to adjacent properties, and the overall massing and scale of the proposal, it is considered that the layout and design of the apartment development, as proposed, would seriously injure the residential amenity of neighbouring properties by reasons of overlooking, and being overbearing, and furthermore, would not provide an acceptable standard of residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the totality of the information submitted with the application and appeal, and in the absence of a Confirmation of Feasibility from Uisce Éireann which explicitly consents to the discharge of stormwater to the public combined sewer, the Commission was not satisfied that the applicant demonstrated an acceptable surface water drainage management strategy for the proposed development. In the absence of the applicant demonstrating sustainable surface water and storm water disposal arrangements, the Commission was concerned that the development as proposed, could exacerbate and accentuate flooding in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.