



An
Coimisiún
Pleanála

Commission Direction
CD-000315
PL-500361-CC-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24 March 2026.

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

Planning Commissioner:

MaryRose McGovern

Date:

24th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Section 11.104 of the Cork City Development Plan 2022 - 2028, to the height, bulk and scale of the proposed extension and its proximity to the northern boundary and the adjoining residential property, on the basis of the information submitted, it is considered that the applicant has not demonstrated

that the proposed development would not give rise to an unacceptable overbearing impact to the adjoining property or that it would not seriously injure the amenity of adjoining occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Section 11.108 of the Cork City Development Plan 2022 - 2028, and to the number of residential units proposed for this constrained site, the Commission is not satisfied that the proposal demonstrates sufficient provision of private amenity space for future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.