


The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 2026.

The Commission decided to make a split decision, to

1. **Grant permission** for alterations to a domestic garage and a domestic workshop to include retention of cladding changed from stone to timber cladding on both buildings and permission for reconfiguration of the domestic garage with roof revised from duo pitch roof to curved roof on and associated site development works for the reasons and considerations set out under Schedule 1 below together with the conditions thereunder.
2. **Refuse permission** the retention of coastal protection works (rock armour above the high-water mark) for the reasons and considerations set out under Schedule 2

Planning Commissioner:



Declan Moore

Date:

15th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Schedule 1

Reasons and Considerations

Having regard to the zoning objectives for the area in the Cork County Development Plan 2022-2028 and the established use on the site it is considered that, subject to compliance with conditions below, that the development would not seriously injure the amenity of adjoining property and is in accordance with the proper planning and sustainable development of the area.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of November 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 The permitted structures shall be used for the purposes indicated in the application and solely for use ancillary to the enjoyment of the dwellinghouse, and shall not be used for human habitation, or rented, sold, or leased independently of the house and shall not be used for the carrying on of any trade or business.

Reason: In the interest of residential amenity.

Schedule 2

Reasons and Considerations

Having regard to the location, scale and extent of the protection measures and on the basis of the information submitted with the grounds of appeal, the Commission is not satisfied that the applicant has sufficiently evidenced an engineering requirement for the works. It is considered that the extent of the retaining walls has significantly altered the character of the area and has a negative impact on the visual and scenic qualities of Carrigillihy Harbour. The proposed development would therefore be contrary to Objective MCI 7-4 of the Cork County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

Note

While the appellant stated that *'soft engineering techniques were not feasible as they would not stop ground water erosion from destabilising the site and that to prevent further failure and slippage towards the shoreline, the extent of the retaining walls was required and was engineer led'*, no engineer's report, drawings, photographs or calculations were submitted in support of this justification when the Planning Authority (PA) sought Further Information. Such information would assist the PA and/or the Commission assess any future application.

The Commission also noted and accepted the Planning Inspector's AA screening determination.