



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000509**  
**PL-500650-CK-26**

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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:**

*Patricia Calleary*

**Patricia Calleary**

**Date:**

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

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

The Commission had regard to Objective CS-GO-08 of the Cork County Development Plan 2022-2028, which requires that new dwelling house design and scale be respectful of the character and pattern of existing dwellings and fit appropriately into the elevated setting of this coastal area of high value landscape overlooking Cork Harbour. The proposed development, by reason of its siting,

design and visual prominence within a designated High Value Landscape would fail to integrate satisfactorily with the established character and pattern of development in the sensitive coastal area. The proposed development would therefore be contrary to Objective CS-GO-08 of the Development plan, would seriously injure the visual amenities and character of the area, and would be contrary to the proper planning and sustainable development of the area.

In arriving at this decision, the Commission differed from the inspector's finding that the design of the proposed dwelling was acceptable. While the Commission acknowledged that the site is suitable in principle for a contemporary form of development, it considered that the proposed development, by reason of its design and receiving environment would be visually prominent within the highly sensitive coastal landscape and would not respond adequately to its setting or be respectful of the established character and pattern of development in the area. Accordingly the Commission did not share the view of the inspector that it was acceptable.

**Note:**

The Commission agreed with the inspector's recommended two reasons for refusal on grounds of waste water treatment design, where it has not been demonstrated that the site characterisation has been carried out in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (2021) and in accordance with Policy Objective RP 5-23 of the Development Plan and that the development would be contrary to Article 4 of the EU Water Framework Directive and the European Communities (Water Policy) Regulations 2003, as amended. However, as articulated by the inspector, the main issue that formed both of these recommended refusal reasons centred on the inspector's

finding that it has not been adequately demonstrated that the wastewater generated by the proposed development can be safely disposed of on the site in accordance with the EPA Code of Practice. The reasons that informed the inspector's findings, and which the Commission agreed with, are detailed in Section 8.5.15 to 8.5.27 of the inspector's report. Furthermore, as also articulated by the inspector, these are new matters not raised in the grounds of the appeal and therefore would ordinarily require seeking views from the applicant, the appellant and the planning authority. However, having regard to the substantive reason for refusal arrived at by the Commission, the Commission decided not to pursue further consideration of the matter of wastewater treatment in the interest of expediency.