



An
Coimisiún
Pleanála

Commission Direction
CD-000853
PL-500985-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 09 July 2026.

The Commission decided to treat this case under Section 139 of the Planning and Development Act, 2000. The Commission also decided, by a majority of 2:1, and based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 2

Planning Commissioner:

Mary Gurrie
Mary Gurrie

Date: 14/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design of the proposed development and its location at the end of a terrace which provides an attractive grouping visible within the estate and from the main thoroughfare through Ballincollig, it is considered that the proposed design, that incorporates a flat roof and parapet wall, would be visually intrusive at this location and would not enhance the physical character of the area, contrary to Section 11.139 of the Cork City Development Plan 2022-2028. The Commission decided therefore that Condition 2 was warranted and should be attached.

In deciding not to accept the Inspector's recommendation to omit Condition 2 the Commission noted and agreed with the inspectors assessment that the existing terrace constitutes an attractive small group of some character in a relatively high profile location. The Commission did not share the opinion of the inspector that the proposed development would not be so visually injurious such that revisions were not warranted and concurred with the assessment of the planning authority in that regard, noting also that the applicant had not provided any detail as to why the floor space would be affected by a change in roof profile such as to render the layout unworkable. The Commission noted the inspector's concerns in relation to redesigning the development by Condition but considered, in the particular circumstances of this case that an amendment to the design by condition did not require a material alteration to the overall proposal.