



An
Coimisiún
Pleanála

Commission Direction
CD-000895
PL-501032-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 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:

16th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The front boundary wall, piers, and vehicular access proposed to be retained would, by reason of the removal of original railings, gate, plinth wall, and front garden area, result in the loss of historic fabric and changes to important historic features, which would materially affect the character of the Victoria

Road Architectural Conservation Area, contrary to section 11.145 and Strategic Objective 7, Objective 8.17, Objective 8.23(a), and Objective 8.24 of the Cork City Development Plan 2022-28. The development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the potential impact of the vehicular entrance proposed to be retained, on the existing on-street car parking area located outside the front boundary of the subject property. Although ordinarily this might warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.