

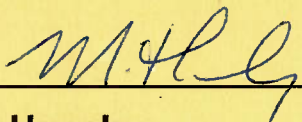
An
Coimisiún
Pleanála

Commission Direction
CD-001135
PL-501333-CC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

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

Planning Commissioner:


Mary Henchy

Date:

25th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development for retention of a 1.8-metre-high timber boundary fence in a prominent location in the Melbourn Road Estates Architectural Conservation Area, by reason of its location, scale and design, fails to respect or complement the open character of the Architectural Conservation Area. As such, to grant

permission for retention of the development would seriously injure the visual amenities of property in the vicinity and the pattern and character of the streetscape and would adversely affect and detract from the Melbourn Road Estates Architectural Conservation Area. This would be in contravention with Strategic Objective 7(Heritage, Arts and Culture), Objective 8.23 (Development in Architectural Conservation Areas) and Objective 8.27 (Elements of Built Heritage) of the Cork City Development Plan 2022-2028 and the Architectural Heritage Protection, Guidelines for Planning Authorities (Department of Arts, Heritage and the Gaeltacht), 2011. The development if permitted would set an undesirable precedent for similar type development. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.