

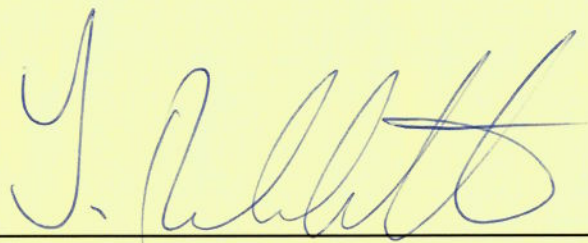
An
Coimisiún
Pleanála

Commission Direction
CD-001325
PL-501495-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 September 2026.

The Commission decided to refuse permission as indicated in the draft Order hereunder.

Planning Commissioner:


Tom Rabbette

Date:

24th day of September 2026

DRAFT ORDER

Reasons and Considerations

Having regard to:

- the substandard layout of the private and communal open space to the rear of the proposed residential units and the use of fencing of the height and type proposed to delineate and segregate the different classes of open space;

- the substandard access to the front door of proposed residential unit number 2 which is to be accessed via a side gate and laneway and through a back yard/ bin storage area;
- to the proposed use of obscure glazing to the bedroom window of proposed residential unit number 2 to mitigate overlooking arising from the limited separation distances proposed between the proposed residential units;
- the definition of 'apartment' in Appendix A of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024) and the failure of proposed residential units numbers 3 and 4 to meet that definition;
- the failure of proposed residential units numbers 3 and 4, which are more appropriately considered townhouses (and not apartments having regard to the foregoing definition), to meet the minimum private open space standards for houses as specified in SPPR 2 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024);
- the failure to demonstrate that the existing dwelling on the application site to be retained meets the minimum private open space standards for houses as specified in SPPR 2 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024) arising from the proposed redevelopment on the site;

it is considered that the proposed development represents a substandard form of design and layout for this urban site, would provide a substandard form of residential amenity of future occupiers of the development and would, therefore, be contrary to Objective HOU 4-7 of the Cork County Development Plan

2022-2028 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.