

An  
Coimisiún  
Pleanála

Commission Order  
ABP-320600-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

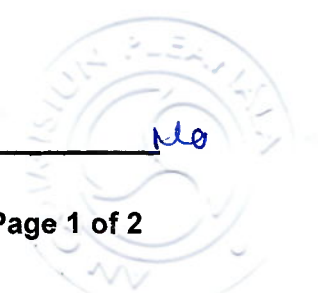
**Planning Register Reference Number: 24/04157**

**Appeal** by Patrick Kevin O'Hanlon of Denamona, Monkstown, County Cork and by Others against the decision made on the 26<sup>th</sup> day of July, 2024 by Cork County Council to grant permission, subject to conditions, to Joseph Dwyer care of McCutcheon Halley Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, Cork for the proposed development.

**Proposed Development:** The development consists of the modification and closure of the existing vehicular access serving Carrigmahon Lodge to provide for pedestrian access only and the provision of a new internal access road and vehicular access on to the public road (L-2480-0) serving Carrigmahon Lodge and all associated ancillary development at Lackaroe and Monkstown (Townlands), Monkstown, County Cork.

**Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.



## Reasons and Considerations

Having regard to the location of the proposed development predominantly on lands zoned ZU 18-13 (Green Infrastructure) under the Cork County Development Plan 2022-2028 and the specific Green Infrastructure Objective PW-GC-05 which requires that the Open Space 'remain predominantly open in character, especially retaining the existing trees and natural features on site', to the nature and scale of the proposed development including the removal of 18 trees and the marginal planning gain to be achieved in terms of improved sightlines for an entrance servicing one existing dwelling, the Commission considered that the proposed development constituted an unnecessary intervention in the high value, historic landscape which would not accord with the site's ZU 18-13 zoning or with Objective PW-GC-05. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the concerns of the Planning Authority's Conservation Officer in relation to the need for the works and the visual impact of the works and tree removal on the historic landscape, and considered that in the absence of a clear planning gain, that the scale of works and removal of trees to provide for the proposed development was not merited and not in accordance with the site's ZU 18-13 zoning objectives and Objective PW-GC-05. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

**Dated this 30 day of June 2025**