



Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 24/04872

APPEAL by Kevin and Ailish O'Herlihy care of Pat Boyce Architect of Farrihy, Dromcollogher, County Limerick against the decision made on the 16th day of September, 2024 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission for two number single storey, one-bedroom townhouses and four number two-storey, two-bedroom townhouses, connection to public services, revised site boundary, revised entrance and all associated site works at Rathgoggan South, Charleville, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. It is considered that the proposed development fails to provide for a high quality urban environment for future residents due to the layout being dominated by roads and car parking, the inadequate location and layout

of public open space, which fails to integrate with the overall scheme and in particular with the proposed housing units, and the inadequate provision of private open space to serve a number of the proposed units, thereby resulting in a substandard level of residential amenities for future occupants. The proposed development would therefore be contrary to SPPR 2 and SPPR 4 of the Sustainable Residential Development and Compact Settlement Guidelines 2024, and furthermore fails to comply with Policy and Objectives 4.2 and 5.1 of the Sustainable Residential Development and Compact Settlement Guidelines relating to quality urban design and placemaking and public open spaces. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed internal roadway and footpaths fail to comply with the requirements of the Design Manual for Urban Roads and Streets (DMURS) which would potentially endanger public safety by reason of traffic hazard and interfere with the safety and free flow of traffic within the site and at the junction between the site access road and the adjoining public road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam McGree

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



Dated this 21st day of OCTOBER 2025.