



Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 245474

Appeal by Pat and Catherine Meskell care of RPS of Innishmore, Ballincollig, County Cork against the decision made on the 26th day of September, 2024 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission for (a) demolition of existing dwelling house and five outbuildings; (b) construction of a two-storey residential building comprising of 14 number apartments. The development will consist of six number on- bed apartments and eight number two-bed apartments. The proposal will also incorporate a secure bicycle storage, visitor bicycle spaces, refuse storage area, outdoor amenity area, communal open space, nine number parking spaces, public lighting, connections to utilities and all associated engineering and site works necessary to facilitate the proposed development at New Line/Harrison Place, Rathgoggan Middle, Charleville, County Cork.

Decision

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

Reasons and Considerations

The proposed development involves the demolition of a house which the Commission considers, by reason of its age, size, form, features and siting, to be a vernacular building of intrinsic value to the local character, distinctiveness, sense of place and history in this area of Charleville. Objective HE 16-19 (a) of the Cork County Development Plan 2022-2028 seeks to protect, maintain and enhance the established character forms features and setting of vernacular buildings and the contribution they make to local character history and sense of place, and Objective HE16-19 (c) refers to a presumption in favour of retaining vernacular buildings and encouraging their reuse. Furthermore, Objective PL3-1 (a) and (b) of the development plan seeks to achieve/reinforce a better sense of place and distinctiveness. It is considered that the proposed development, incorporating the demolition of a vernacular building would not comply with objectives HE 16-19 (a) and (c) and objective PL3-1 (a) and (b) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 5th day of January 2026