



An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-321406-24**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 2443004**

**APPEAL** by Niall and Noreen Duggan of Boranna, Moneygurney, Douglas, County Cork against the decision made on the 12<sup>th</sup> day of November 2024, by Cork City Council to grant, subject to conditions, a permission to Diane and Shane Diskin of Threadneedle House, Moneygurney, Douglas, County Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission is sought for three detached dwellings on separate site ranging from 0.119 acres to 0.220 acres in size. Together these houses constitute Phase 2 of the Leafy Lane residential development, Phase 1 having been granted in 2019 under Planning Register Reference numbers 1919/4329, 19/4330 and 19/4331. The works will also include eastward extension of the existing private carriageway, footpaths and below ground services to serve these sites, together with landscaping, site boundary walls, and all other associated site works at Moneygurney, Douglas, 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 is dependent upon connection to a private surface water drainage network located outside of the application boundary of the site. In the absence of certainty in respect of the proposed connection to the private surface water network which does not appear to be in place, and in the absence of details demonstrating that the proposed attenuation tanks would be of sufficient capacity to cater for surface water runoff generated by both existing and proposed developments, and having regard to the provisions of Objective 9.4 (a) (Sustainable Urban Drainage Systems) of the Cork City Development Plan 2022-2028, the Commission cannot be satisfied that surface water generated by the proposed development could be managed and disposed of appropriately within the context of this permission sought, given the reliance on the delivery of surface water infrastructure which permission has not been sought as part of the subject application, or which has not been included for within the boundary of the application. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this *17<sup>th</sup>* day of *December*, 2025.