



An
Coimisiún
Pleanála

Commission Order
ABP-322049-25

Planning and Development Acts 2000 to 2024

Planning Authority: Cork County Council

Planning Register Reference Number: 246346

Appeal by Peter and Una Cronin, care of McCutcheon Halley Chartered Planning Consultants, of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 12th day of February 2025, by Cork County Council to refuse permission.

Proposed Development: Construction of two number detached dwelling houses including fences, new entrance including road and site services at Chapel Hill, Sleveen East, Macroom, County Cork.

Decision

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

Reasons and Considerations

Having regard to the site layout on an elevated, sloping site, the nature of the excavations proposed, and having regard to the design of the proposed dwellings, in particular, the design of the prominent rear elevations, it is considered that the proposed development would adversely impact on the visual amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to grant permission as recommended by the Inspector, the Commission considered that the site layout and design of the dwellings did not represent an optimum design solution for the development of this elevated site. The Commission agreed with the Inspector's concerns regarding the rear northern elevations but did not consider it appropriate in this instance to address those concerns by way of condition, as recommended by the Inspector. The Commission shared the concerns of the planning authority, regarding the proposed development on elevated and sloping lands, but considered potential visual impacts could be appropriately mitigated by an alternative quality urban design solution. The Commission noted that development on the lands, is envisaged in the statutory plan for the area as reflected in the land use zoning objective for the application site and associated landholding.



Tom Rabbette

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

Dated this 26th day of June 2025.