

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06940

APPEAL by Shane and Eva Williamson of Mendip, Kilnagleary, County Carrigaline, County Cork and by others against the decision made on the 6th day of December, 2021 by Cork County Council to grant permission, subject to conditions, to GOCE Limited care of CEA Architects of 15 Mill Road, Midleton, County Cork in accordance with plans and particulars lodge with the said Council.

Proposed Development: Construction of a housing scheme of 24 residential units, consisting of eight number semi-detached dwellings and 16 number apartments and all associated site development works at Kilnagleary, Carrigaline, County Cork.

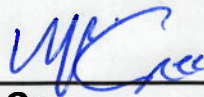
Decision

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

Reasons and Considerations

The subject site is located in an area zoned "Objective ZU18-10: Existing Mixed/General Business/Industrial Uses" in the Cork County Development Plan 2022-2028, where it is an objective of the planning authority to "Facilitate development that supports in general the employment uses of the Existing Mixed/General Business/Industrial Areas". Objective ZU18-10 goes on to state that "Development that does not support or threatens the vitality or integrity of the employment uses of these areas shall not be permitted". The Commission has determined that the proposed development of a housing scheme of 24 number residential units at this location would not directly support established or future employment uses of this general area and that the proposed development would, therefore, contravene the specific land use zoning objective which applies to the subject site. Accordingly, the proposed development would be contrary to the land use provisions of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the provisions of section 37(2)(a) of the Planning and Development Act 2000, as amended which states that the Commission may decide to grant a permission even if the proposed development contravenes materially the development plan, but considered that it would not be appropriate to grant planning permission for the development of 24 new residential units in this instance given the sites peripheral location at the edge of the built-up area of Carrigaline, it's distance from the town centre, the availability of lands zoned specifically to facilitate new residential development within the settlement boundary of Carrigaline and the distances between the subject site and such residentially zoned lands, and the need to ensure the planned sequential expansion of the settlement having regard to the supporting physical and social infrastructure, pedestrian connectivity, access to services and residential amenities.



Liam McGree

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



Dated this **28th** day of **AUGUST** 2025.