

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322572-25**

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/6338**

**Appeal** by Paul Long of Mid Cork Motor Works, Railway View, Macroom, County Cork and by Others against the decision made on the 24<sup>th</sup> day of April, 2025 by Cork County Council to grant subject to conditions a permission to Bluemoon Properties care of Tony O'Sullivan Architects Limited of 26 Main Street, Macroom, County Cork in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use of existing two-storey derelict dwelling to two number apartments and permission to construct two-storey extension to rear, demolish existing shed to rear, new detached two-storey block to rear to provide two number duplex apartments, rear pedestrian from Fitzgerald Square to provide access to all properties, re-alignment to rear gardens to existing properties and all associated works, all at Railway View, Sleeven 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**

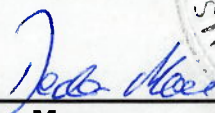

Having regard to the location of the proposed development within Macroon town centre, the zoning objective for the site and the established pattern of development within the vicinity of the site, it is considered that the design and layout of the proposed development would be contrary to the proper planning and sustainable development of the area.

The orientation of the 'new build' apartments provides insufficient distance between opposing habitable rooms in the apartments facing Railway View (Compact Settlement Guidelines 2024 - SPPR 1), the layout of the open space between the existing and proposed apartments is considered to represent poor use of the limited space available, and the use of fencing to segregate private open space rather than a combination of communal space with smaller private gardens, would not provide a good standard of residential amenity for future occupants.

The Commission was also not satisfied that the change of use of the existing dwelling to apartments, particularly with respect to the low ceiling height on the ground floor, was consistent with the Apartment Guidelines (2023), or that the flat roof on the 'new build' apartments would not be incongruous set (as proposed) amongst the prevailing pattern of pitched roofs in the immediate locality.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not agree with the Inspector's view that design/layout issues were restricted to the orientation of the first-floor bedrooms/bathrooms in the 'new build apartments', that could be addressed by way of condition. Similarly, other matters identified in the Reasons and Considerations above could not be appropriately addressed by way of condition(s). The Commission was also not satisfied that the residential amenity of future occupants had been given sufficient regard in the assessment.

While no changes had been proposed to the fenestration of the house (to be converted into apartments) the Commission noted that changes made to the adjacent house significantly detracted from the uniformity of the terrace and streetscape.

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

Dated this 18<sup>th</sup> day of September 2025.