

An
Coimisiún
Pleanála

Commission Order
ACP-323455-25

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

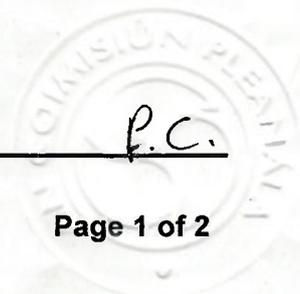
Planning Register Reference Number: 25/43930

Appeal by Helen Finucane of 28 Norwood Court, Rochestown, Cork against the decision made on the 30th day of July, 2025 by Cork City Council to refuse permission.

Proposed Development: Construction of a two-storey detached dwelling, a new vehicular entrance and pedestrian entrance to front of dwelling and all associated site works, all at Glenanaar, Boreenmanna Road, Cork.

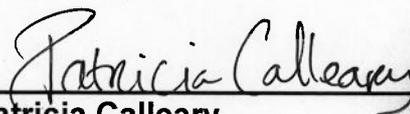
Decision

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



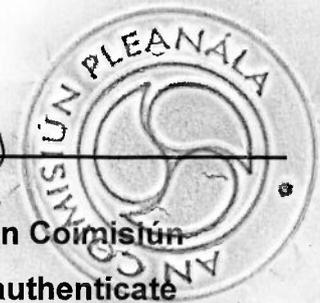
Reasons and Considerations

In the absence of sufficient evidence that the site did not form part of the public open space associated with the existing housing development at Glenanaar, and in the absence of sufficient information as to the quantum of open space that would remain to serve the housing development should the appeal site be developed for a house, as proposed, the Commission is not satisfied that the site has not functioned as public open space that formed part of an executed planning permission (and habitually used as such) for the overall housing development at Glenanaar. Accordingly, the proposed development would be contrary to the provisions of Objective 6.18(b) and Paragraph 12.11 of the Cork City Development Plan 2022-2028 which specify that there will be a presumption against development on all open space in residential estates, including any green area or public amenity area, that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. The proposed development would be contrary to stated policy, would seriously injure the residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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



Dated this 12th day of December 2025.