



An
Coimisiún
Pleanála

**Commission Order
ACP-323612-25**

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/43631

Appeal by Patrick O'Driscoll against the decision made on the 14th day of August, 2025 by Cork City Council to grant subject to conditions a permission to Ger and Lisa Buckley in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the demolition of an existing single storey dwelling, construction of a new detached two-storey dwelling, including modifications to the front boundary wall, the existing pedestrian entrance to be widened to allow for vehicular access with the existing vehicular entrance to be closed, and all associated site development works at Oaklands, 39 Dundanion Road, Beaumont, Cork.

Decision

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

Reasons and Considerations

Objective 3.4 of the Cork City Development Plan 2022-2028 (Compact Growth), states that optimising the potential for housing delivery on all suitable and available sites, will be achieved by, amongst other things, encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction. In addition, section 11.154 of the Development Plan, under the heading of “Demolition of Existing Residential Dwellings”, states that the Council has a preference for the deep retrofitting of structurally sound, habitable dwellings, as opposed to demolition and replacement, unless a strong justification in respect of the latter has been put forward by the applicant. Having regard to the condition of the existing dwelling on the subject site, the fact that it has previously been extended to the rear and the size of the subject site, the Commission considered that adequate justification had not been put forward for the demolition and replacement of the existing habitable dwelling, and further considered that there remains a significant potential for alteration and extension of the existing dwelling, as opposed to its demolition and replacement. The Commission considered that the proposed development would, therefore, conflict with Objective 3.4 of the Cork City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that the subject dwelling had been previously extended to the rear and was positioned on a large site with ample room for further extension, and considered that adequate justification had not been put forward for the demolition and replacement of the existing habitable dwelling which would conflict with the planning authority's objective of encouraging the retrofitting and reuse of existing buildings, rather than their demolition and reconstruction.



Liam McGree

Planning Commissioner of An Coimisiún

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

Dated this 3rd day of SEPTEMBER 2026