



An
Coimisiún
Pleanála

Commission Order
PL-500180-CK

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/5617

Appeal by O'Brien and O'Flynn against the decision made on the 6th day of October, 2025 by Cork County Council to refuse permission.

Proposed Development: Construction of 16 number two-storey dwellinghouses which includes two number three-bedroom semi-detached houses, three number three-bedroom terrace houses, nine number two-bedroom terrace houses and two number two-bedroom houses and all associated site works, all at Harbour Heights, Ardmore, Passage West, County Cork.

Decision

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

P.C.

Reasons and Considerations

Having regard to the planning history of the site, which the application has not sought to amend, it is considered that the proposed development would be contrary to condition number 2 of planning register reference number 16/7217 (as extended by planning register reference number 22/4692) and condition number 4 of An Coimisiún Pleanála appeal reference number PL. 04.208058 as they relate to the decommissioning of the existing wastewater treatment plant on lands, which includes the appeal site, and the appeal site being reserved for a nursing home. In the absence of sufficient justification for departing from such a requirement, the proposed development would be contrary to this requirement, would be contrary to the stated conditions, as set out above, and the relevant planning history pertaining to the site, and would result in haphazard and disorderly development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 26th day of February . 2026.