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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/6469**

**APPEAL** by Mary and Larry Egan and others against the decision made on the 9<sup>th</sup> day of October 2025, by Cork Council to grant, subject to conditions, a permission to Liam Donohoe in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Residential development of nine number dwellings and all ancillary site development works. The proposed split-level, three-storey development will consist of four number four-bedroom and five number five-bedroom detached houses all with car ports. Access to the site will be via a new vehicular entrance and a separate new pedestrian access point off Compass Hill (L-7251), all at Compass Hill, Dromderrig, Kinsale, County Cork as amended by the further public notices received by the planning authority on the 12<sup>th</sup> day of September 2025, which included a number of site revisions.

## **Decision**

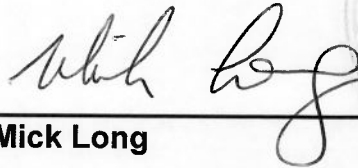
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the appeal and submissions on file, the planning history of the site and the provisions of the Cork County Development Plan 2022-2028, the Commission was not satisfied that the proposed development would not contravene a previous planning permission on the lands, under Cork County Council planning register reference 08/6846 (extended under 14/04460), which consisted of 12 detached, split-level houses, of which three houses were completed and occupied and are outside the site boundary of the current application. The proposed development includes houses on lands that were identified as open space to serve this previous scheme (conditioned open space). The Commission considered that the site of the proposed development is now zoned 'Existing Residential/Mixed Residential and Other Uses (ER)' within the Cork County Development Plan 2022-2028, however, this did not address the fact that it included conditioned open space to serve the houses that have already been completed. The Commission concurred with the appellant that the proposed development would seriously injure the residential amenities of the residents of the previous development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation to grant permission for the proposed development, the Commission accepted that the zoning of the site had been revised in the Cork County Development Plan 2022-2028 and agreed with the Inspector's assessment that the proposed public open space would be in compliance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, and with the development plan but did not concur with the assessment nor the planning authority that there would be no requirement for the provision of open space as previously permitted under planning register reference 08/6846.

The proposed development would, therefore, seriously injure the residential amenities of the residents of the previous development and would be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

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

Dated this *11<sup>th</sup>* day of *March* 2026.