

An
Coimisiún
Pleanála

Commission Order
PL-500302-CC-25

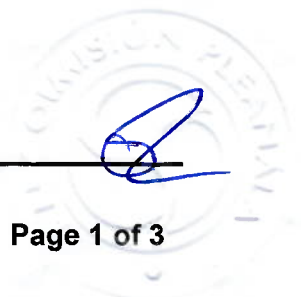
Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 24/43367

Appeal by Siobhan and Michael O'Regan against the decision made on the 22nd day of October, 2025 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Demolition of the existing Rebrona Court House and two number sheds and the construction of 17 number apartments units in two blocks comprising of a mix of one bed and two bed units and all associated ancillary works including pedestrian access, improvements and landscaping to the existing footpath to the north, bin and bike store, drainage and landscaping at Rebrona Court House, Saint Theresa's Road and Ballymacthomas Street, Gurrabraher, Cork.



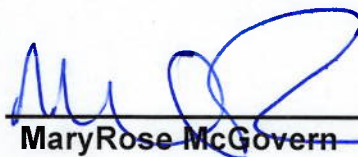
Decision

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

Reasons and Considerations

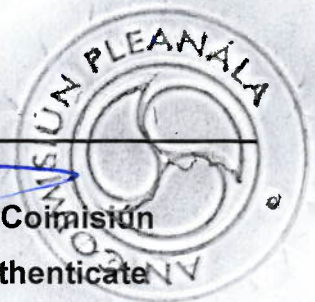
1. Having regard to Objective 11.1 of the Cork City Development Plan 2022-2028, that requires residential developments to create high quality places and deliver a quality of life in terms of amenity, safety and convenience, and Objective 11.3 which seeks high quality design to, inter alia, maximise the useability of outdoor amenity space, and having regard to the prominent location, topography and constraints of the subject site, its proximity and contextual relationship to adjacent properties, and the overall massing and scale of the proposal, it is considered that the layout and design of the apartment development, as proposed, would seriously injure the residential amenity of neighbouring properties by reasons of overlooking, and being overbearing, and furthermore, would not provide an acceptable standard of residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the totality of the information submitted with the application and appeal, and in the absence of a Confirmation of Feasibility from Uisce Éireann which explicitly consents to the discharge of stormwater to the public combined sewer, the Commission was not satisfied that the applicant demonstrated an acceptable surface water drainage management strategy for the proposed development. In the absence of the applicant demonstrating sustainable surface water and storm water disposal arrangements, the Commission was concerned that the development as proposed, could exacerbate and accentuate flooding in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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



Dated this

6th day of May

2026