

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 24/00681

Appeal by Trevor and Fiona Lusty against the decision made on the 2nd day of December, 2025 by Cork County Council in relation to the application by the said Trevor and Fiona Lusty for permission for retention of coastal protection works (rock armour above the High-Water Mark); permission for alterations to a domestic garage and a domestic workshop to include (1) permission for retention of cladding changed from stone to timber cladding on both buildings and (2) permission for reconfiguration of the domestic garage with roof revised from duo pitch roof to curved roof on and associated site development works at Carrigillighy, Union Hall, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for alterations to a domestic garage and a domestic workshop to include (1) permission for retention of cladding changed from stone to timber cladding on workshop building and (2) permission for reconfiguration of the domestic garage with roof revised from duo pitch roof to curved roof on and associated site development works and to refuse permission for retention of coastal protection works (rock armour above the high-water mark).

Decision

GRANT permission for alterations to a domestic garage and a domestic workshop to include retention of cladding changed from stone to timber cladding on both buildings and permission for reconfiguration of the domestic garage with roof revised from duo pitch roof to curved roof on and associated site development works in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for the retention of coastal protection works (rock armour above the high-water mark) for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the zoning objectives for the area in the Cork County Development Plan 2022-2028 and the established use on the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of November 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permitted structures shall be used for the purposes indicated in the application and solely for use ancillary to the enjoyment of the dwellinghouse, and shall not be used for human habitation, or rented, sold, or leased independently of the house and shall not be used for the carrying on of any trade or business.

Reason: In the interest of residential amenity.

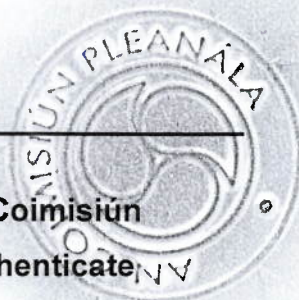
Reasons and Considerations (2)

Having regard to the location, scale and extent of the protection measures and on the basis of the information submitted with the grounds of appeal, the Commission is not satisfied that the applicant has sufficiently evidenced an engineering requirement for the works. It is considered that the extent of the retaining walls has significantly altered the character of the area and has a negative impact on the visual and scenic qualities of Carrigillihy Harbour. The proposed development would, therefore, be contrary to Objective MCI 7-4 of the Cork County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this **15th** day of **JUNE** 2026.