



Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/6243

APPEAL by Jennifer Downey against the decision made on the 12th day of December, 2025 by Cork County Council to grant subject to conditions to Richard O'Carroll for the proposed development.

Proposed Development: Demolition of (a) existing single storey garage (demolition area = 43 square metres), (b) existing boundary wall to north, existing site walls and steps, removal and decommission of exiting fuel tank. Construction of (c) one number new single storey dwelling house, (d) new vehicular entry with associated driveway, (e) new fences to eastern boundary, (f) on site domestic wastewater treatment system and (g) all associated sit and landscape works on land adjoining 'Portelet', Fennells Bay, Myrtleville, County Cork.

Decision

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

Reasons and Considerations

The Commission had regard to Objective CS-GO-08 of the Cork County Development Plan 2022-2028, which requires that new dwelling house design and scale be respectful of the character and pattern of existing dwellings and fit appropriately into the elevated setting of this coastal area of high value landscape overlooking Cork Harbour. The proposed development, by reason of its siting, design and visual prominence within a designated High Value Landscape would fail to integrate satisfactorily with the established character and pattern of development in the sensitive coastal area. The proposed development would therefore be contrary to Objective CS-GO-08 of the development plan, would seriously injure the visual amenities and character of the area, and would be contrary to the proper planning and sustainable development of the area.

In arriving at this decision, the Commission differed from the Inspector's finding that the design of the proposed dwelling was acceptable. While the Commission acknowledged that the site is suitable in principle for a contemporary form of development, it considered that the proposed development, by reason of its design and receiving environment would be visually prominent within the highly sensitive coastal landscape and would not respond adequately to its setting or be respectful of the established character and pattern of development in the area. Accordingly, the Commission did not share the view of the Inspector that it was acceptable.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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

Dated this *06* day of *May* 2026