

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/5958

APPEAL by John Cooper against the decision made on the 13th day of January 2026, by Cork County Council to grant, subject to conditions, a permission to Brosnan Property Solutions Limited in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Permission for 1. One two-storey semi-detached dwelling at the main entrance to the proposed site. 2. Three two-storey terraced dwellings within the overall site. 3. Street parking, public open space and all associated site works, all at Upper Aghada, Midleton, County 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 the proposed site entrance at a location on a bend in the road between the L3651 and the L3448, the absence of details to demonstrate appropriate sightlines, and the design of the proposed entrance which would not comply with the Design Manual for Urban Roads and Streets (DMURS), it is considered that the traffic turning movements generated by the proposed development would give rise to the potential for traffic congestion and would result in a serious traffic hazard at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited size and constrained nature of the site, and having regard to the quality and design of the proposed development, including the quality and size of the proposed public and private open space, it is considered that, by reason of its scale, design, orientation and massing, the proposed development would be haphazard and sub-standard, would result in a negative impact on the residential amenities of adjacent properties by way of overlooking, and would result in a standard of residential amenity for future residents which would be unsatisfactory and which would not be capable of being resolved by way of condition. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

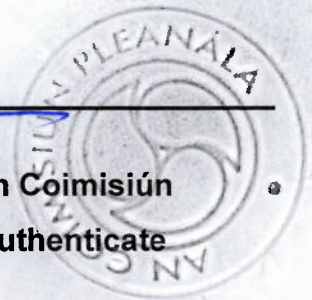


MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *20th* day of *May* 2026.