

An
Coimisiún
Pleanála

**Commission Order
PL-500910-CC-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/43592

APPEAL by Garin Murphy and Lyn Kenny against the decision made on the 5th day of February 2026, by Cork City Council to refuse permission for the proposed development.

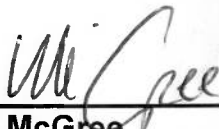
Proposed Development: Construction of a new three-storey apartment development containing eight number units, comprising one number studio unit, three number one-bed units, and four number two-bed units which front onto Middle Glanmire Road. Pedestrian access will be via a new opening within the existing stone-faced wall to Middle Glanmire Road and a new opening within the existing stone-faced wall to the existing Ard Na Laoi estate road, with vehicular access also proposed via a new opening to the existing stone-faced wall to the existing Ard Na Laoi estate road. The development includes site clearance works, the provision of four on-site car parking spaces, provision of external bin storage, bicycle parking, the provision of landscaping, drainage and all associated site development works, all at number 1 Ard Na Laoi, Middle Glanmire Road, Montenotte, Cork as amended by the revised public notices received by the planning authority on the 6th day of January 2026.

Decision

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

Reasons and Considerations

Given the constrained nature of the site, its sloping topography, the presence of existing underground services within and across the site, and the split-level nature of the proposed development, it is considered that the applicant has failed to demonstrate that the development would not have an adverse impact on receiving underground infrastructure, which is a stormwater sewer and storage tank, servicing the proposed and existing developments. As such the applicant has failed to demonstrate that the proposal would not adversely impact on other service users giving rise to serious concerns with regard to impacts on public safety and public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 6th day of JULY 2026.