

An
Coimisiún
Pleanála

**Commission Order
PL-501333-CC-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2644536

Appeal by Mohd Yaser Kayyal against the decision made on the 15th day of April, 2026 by Cork City Council to refuse permission for the proposed development.

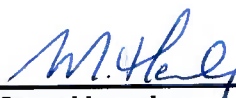
Proposed Development: Permission for the retention of existing 1.8-metre-high timber boundary fence located within the site of the property located at 44 Melbourn Road, Bishopstown, Cork.

Decision

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

Reasons and Considerations

The development for retention of a 1.8-metre-high timber boundary fence in a prominent location in the Melbourn Road Estates Architectural Conservation Area, by reason of its location, scale and design, fails to respect or complement the open character of the Architectural Conservation Area. As such, to grant permission for retention of the development would seriously injure the visual amenities of property in the vicinity and the pattern and character of the streetscape and would adversely affect and detract from the Melbourn Road Estates Architectural Conservation Area. This would be in contravention with Strategic Objective 7(Heritage, Arts and Culture), Objective 8.23 (Development in Architectural Conservation Areas) and Objective 8.27 (Elements of Built Heritage) of the Cork City Development Plan 2022-2028 and the Architectural Heritage Protection, Guidelines for Planning Authorities (Department of Arts, Heritage and the Gaeltacht), 2011. The development, if permitted, would set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún

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

Dated this 27th day of August 2026

