

An
Coimisiún
Pleanála

Commission Order
PL-501495-CK-26

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/713

Appeal by Abby Pika and by others against the decision made on the 18th day of May 2026, by Cork County Council, to grant, subject to conditions, a permission to Bluemoon Properties Limited.

Proposed Development: Change of use of existing two-storey derelict dwelling to two number apartments and permission to construct two-storey extension to rear. Demolish existing shed to rear. New detached two-storey block to rear to provide two number duplex apartments. Rear pedestrian gate from Fitzgerald Square to provide access to all properties. Re-alignment to rear gardens to existing properties, and all associated works, all at Railway View, Sleeven East, Macroom, County Cork.

Decision

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

Reasons and Considerations

Having regard to

the substandard layout of the private and communal open space to the rear of the proposed residential units and the use of fencing of the height and type proposed to delineate and segregate the different classes of open space;

the substandard access to the front door of proposed residential unit number 2 which is to be accessed via a side gate and laneway and through a back yard/ bin storage area;

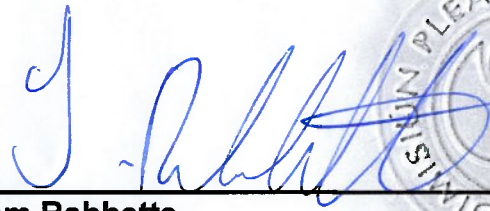
the proposed use of obscure glazing to the bedroom window of proposed residential unit number 2 to mitigate overlooking arising from the limited separation distances proposed between the proposed residential units;

the definition of 'apartment' in Appendix A of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024) and the failure of proposed residential units numbers 3 and 4 to meet that definition;

the failure of proposed residential units numbers 3 and 4, which are more appropriately considered townhouses (and not apartments having regard to the foregoing definition), to meet the minimum private open space standards for houses as specified in SPPR 2 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024);

and the failure to demonstrate that the existing dwelling on the application site to be retained meets the minimum private open space standards for houses as specified in SPPR 2 of the 'Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities' (2024) arising from the proposed redevelopment on the site;

it is considered that the proposed development represents a substandard form of design and layout for this urban site, would provide a substandard form of residential amenity of future occupiers of the development and would, therefore, be contrary to Objective HOU 4-7 of the Cork County Development Plan 2022-2028 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 25th day of Sept. 2026.