

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020185-25**  
**ABP-321040-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 10/07/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The site is located within the metropolitan greenbelt identified as the area under the strongest urban pressure for rural housing in the Cork County Development Plan 2022-2028 and in an area where housing is restricted to persons demonstrating exceptional local need in accordance with the criteria set out in Objective RP 5-3 of the Development Plan. Having regard to the information submitted with this application and appeal, it has not been demonstrated that the applicant comes within the scope of the housing need criteria for a house at this location as set out in Objective RP 5-3 or as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in April 2005. The proposed



development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed site is located within the metropolitan greenbelt as identified in the Cork County Development Plan 2022-2028 where it is the policy to recognise strong pressure for housing in such areas. It is considered that the proposed development would constitute urban generated housing and taken in conjunction with the existing pattern of development in the vicinity, it is considered that the proposed development would exacerbate the urban sprawl in the area and would conflict with objective RP 5-12 of the Development Plan. Furthermore, taken in conjunction with the existing dwellings within the vicinity of the site, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission shared the concern raised by the Inspector in the 3<sup>rd</sup> reason for refusal cited. It noted however that this issue was not raised in the Cork County Council's decision to refuse and thus the Commission considered that it constituted a new issue, and having regard to the substantive reasons for refusal, the Commission decided not to pursue the matter.