

An
Coimisiún
Pleanála


Direction
CD-020268-25
ABP-322228-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/07/2025.

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

Planning

Commissioner:



Emer Maughan

Date: 18/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The site is located on lands zoned City Hinterland 'To protect and improve rural amenity and provide for the development of agriculture' in the Cork City Development Plan 2022-2028. It is the policy of the planning authority that development within the hinterland area of the city is strictly limited. The site is located within the 'Airport Development Safeguard & Framework Area' within the city hinterland where Objective 10.54 applies which provides for the safeguarding of the sustainable development of the area and to generally not permit the construction of one-off housing save for exceptional circumstances such as those actively engaged in farming. The applicant is not engaged in farming and no exceptional circumstances have been demonstrated. The

proposed development would be contrary to the policies of the planning authority as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Objective 10.97 of the Cork City Development Plan 2022-2028 provides for the maintenance of the rural character of the hinterland area. Objective 10.98 provides for the protection of the visual and scenic amenities of the hinterland of the area, and Objective 11.10 provides that new dwelling design in rural areas must respect the character, pattern, materials and forms of existing places to fit in the landscape. It is considered that, by reason of its suburban design, two-storey height, orientation and location on an elevated site, the proposed development would form a discordant feature on the landscape at this location, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such development in the vicinity. The proposed development would seriously injure the visual amenities of the area, would be contrary to the objectives of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission were not satisfied based on the information provided at application and appeal stage that the applicant has demonstrated that they have an agreed connection to the public sewer to serve the proposed dwelling house. Furthermore, the Commission considered that the applicant has also not fully demonstrated the impact on the hedge and boundary trees to achieve adequate sightlines from the entrance to the site. However, in view of the substantive reasons for refusal set out above, the Commission decided not to further pursue these matters.