



An
Coimisiún
Pleanála

Direction
CD-020622-25
ABP-322512-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/09/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 09/09/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is seeking permission for a change of use of a domestic storage building to a dwellinghouse and the construction of a single storey extension to same which will be used as a second/holiday home. The site is located in a highly scenic rural coastal area where there is high demand for holiday home development, with the site located in a 'Tourism and Rural Diversification Area' as identified in the Cork County Development Plan 2022-2028. Having regard to the nature of the proposed development, the proposed residential use on site, the design, nature and scale of the proposed development, and the stated provisions of the development plan, and, in particular, Policy Objective RP 5-5 in relation to rural areas, it is considered

that, on the basis of the information submitted in connection with the planning application and the appeal, the proposed development involves the creation of a new dwellinghouse without any compelling and substantiated local housing need being demonstrated which comes within the scope of the local rural generated housing need criteria set out in Policy Objective RP 5-5, and, as such, the proposed development would not constitute an exception to the restriction on new dwellings in the 'Tourism and Rural Diversification Area'. Furthermore, having regard to Policy Objective RP 5-26 of the development plan, which prioritises the needs of rural communities rather than holiday and second home development in sensitive scenic areas, particularly along the coastline, which has limited capacity for such development, it is considered that the proposed development is intended for use as a second/holiday home and is not intended for permanent year-round occupation. Accordingly, the proposed development would materially contravene Policy Objectives RP 5-5 and RP 5-26 of the development plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is intended to connect the proposed dwellinghouse to an existing septic tank and percolation area serving the established dwellinghouse located on the adjoining site to the north which are located outside of the boundary of the application site. On the basis of the documentation and submissions made in connection with the planning application and the appeal, the Commission is not satisfied that effluent arising from the proposed development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of an existing septic tank in compliance with the guidance, as set out in the EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) 2021. The proposed development would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.