

An  
Coimisiún  
Pleanála

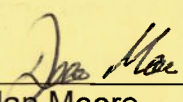
**Direction**  
**CD-020814-25**  
**ACP-322814-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

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

**Planning Commissioner:**

**Date:** 30/09/2025

  
Declan Moore

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The site is located on lands designated Metropolitan Green Belt in the Cork County Development Plan 2022-2028. Objective RP5-3 of the development plan states that the Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing and, therefore, applicants shall satisfy the planning authority that their proposal constitutes exceptional rural generated housing need based on their social and/or economic links to a particular local rural area, and must demonstrate that they comply with one of the identified categories of housing need.

It is considered that the applicants have not demonstrated that they have an exceptional rural generated housing need based on their social and or economic links to the area and have not demonstrated that they comply with one of the categories of housing need. The proposed development, in the absence of any identified locally based need for the house, 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 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. The site of the proposed development is located on lands designated Metropolitan Green Belt and High Value Landscape in the Cork County Development Plan 2022-2028. Objective RP 5-22 provides for the design of new dwellings that respect the character, pattern and tradition of existing places and forms and that fit appropriately into the landscape. Objective GI 14-9 provides for the protection of visual and scenic amenities and to ensure that new development meets high standards of siting and design. It is considered that, by reason of the suburban design of the house, the 'backland' nature of the site to the rear of the established building line, and the placement of the house on the site, the proposed development would be out of character with the established pattern and form of development in the area, 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, therefore, be contrary to the proper planning and sustainable development of the area.



3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on the L2968 public road (Lackenroe Road) at a point where sightlines are restricted from the entrance in a northern and southerly direction along the road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.