



An
Coimisiún
Pleanála

Direction
CD-020890-25
ACP-322880-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/10/2025.

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

Planning

Commissioner:

Date: 06/10/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within the City Hinterland which comes under strong pressure for urban generated single rural dwellings as identified in National Policy Objective 23 of the National Planning Framework, the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating rural need in accordance with the Cork City Development Plan 2022-2028 under Objective ZO 20.4 and Section 3.53, it is considered that the applicant does not come within the scope of the rural generated housing need criteria as set out in the development plan for a house at this location. 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, therefore, be contrary to the proper planning and sustainable development of the area.