

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021718-26**  
**ACP-323696-25**

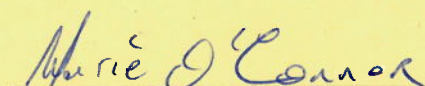
The submissions on this file and the Inspector's report were considered at a meeting held on 12/01/2026.

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

#### **Planning**

**Commissioner:**

**Date:** 13/01/2026

  
Marie O'Connor

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the site layout of the holiday complex which is open plan and communal, the provision of private open space and the requirements of Objective GI 14-6: Public/Private Open Space Provision and SPPR 2 of the 'Sustainable and Compact Settlements Guidelines for Planning Authorities', it is considered that it has not been demonstrated that the development provides an acceptable level of residential amenity for long term residents, in particular in relation to the provision of private open space, and therefore would be contrary to Ministerial Guidelines, the Cork County Development

Plan 2022-2028 and to the proper planning and sustainable development of the area.

**Note:**

The Commission noted that the dwelling, for short term/holiday letting, was granted planning permission in 2004 and considered that it currently did not constitute a new build in the context of Policy Objective RP 5-4 Rural Area under Strong Urban Influence which sets out the requirements for applicants in relation to categories of housing need in the context of persons seeking to build a first home in an area designated as a rural area under strong urban influence.