



An
Coimisiún
Pleanála

Commission Direction
CD-000107
PL-500081-CK

The submissions on this file and the Inspector's report were considered at a meeting held on 13 February 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date:

13th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within the 'County Metropolitan Cork Strategic Planning Area', in the Metropolitan Greenbelt area, and to the requirements of Objective RP 5-3 to restrict rural housing at this location to persons who can demonstrate an exceptional rural generated housing need

based on their social and / or economic links to a particular local rural area and who can demonstrate that they comply with one of the categories of housing need as set out in the Cork County Development Plan 2022-2028, it is considered that the applicant has failed to demonstrate an exceptional rural generated housing need in accordance with Objective RP 5-3. The proposed development would therefore facilitate urban generated rural expansion in an area of the County under significant urban pressure for rural housing. The proposed development would materially contravene Objective RP 5-3 and set an undesirable planning precedent which would be contrary to the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted that the mobile home is unauthorised and subject to a court order to remove it from the site, and concurred with the planning authority in not considering this as acceptable residential history in this Metropolitan Greenbelt area satisfying an exceptional rural-generated housing need.