

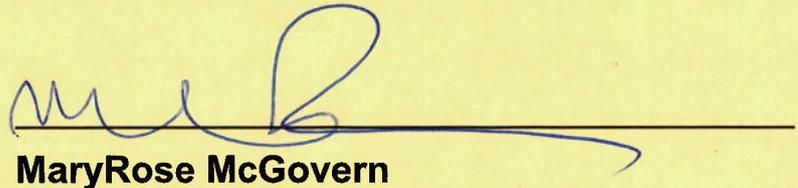
An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000120**  
**PL-500139-CK**

The submissions on this file and the Inspector's report were considered at a meeting held on 17 February 2026.

The Commission decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below.

**Planning Commissioner:**



**MaryRose McGovern**

**Date:**

**17<sup>th</sup> day of February 2026**

1. Having regard to Objective RP 5-4 of the Cork County Development Plan 2022-2028, the location of the subject site in an area which is under significant urban pressure for rural housing, and on the basis of the totality of the information submitted with the planning application and appeal, the Commission is not satisfied that the applicant has demonstrated that the proposed development constitutes a genuine rural housing need based on her social and/or economic

links to this particular area in the open countryside, and has not demonstrated compliance with any category of rural housing need, in accordance with the provisions of Objective RP 5-4 of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to:

- the open and exposed nature of the landscape at this location
- the scale and height of the proposed dwelling
- the excessive cut and fill which would result as a consequence of the proposed Finished Floor Levels
- the proposed excessive set back from the public road,

it is considered that the proposed development would form a discordant feature on the landscape at this location and would fail to be adequately absorbed and integrated into the landscape. The proposed development would constitute haphazard and disorderly development which would be out of character with the pattern of development in the rural area, would militate against the preservation of the rural environment, would seriously injure the visual amenities of the area, and would be contrary to Objective GI 14-9 (a), (c) and (d) of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.