



An
Coimisiún
Pleanála

Commission Direction
CD-000406
PL-500362-CC-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09 April 2026.

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

Planning Commissioner:

Mick Long

Date:

9th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the zoning of the site in ZO-20 of the Cork City Development Plan 2022-2028, the objective of which is to protect the City Hinterland it is considered that the proposed development, which is residential in nature, would contravene the said zoning objective and would not meet the objectives and

requirements for rural housing in Chapter 3 and in particular Objective 3-10 (d). Specifically, the Commission was not satisfied that the location of the proposed development had good access to local facilities and services including public transport, shops and healthcare facilities and the remote location would not form part of a mixed and balanced community, required under Objective 11.8 Older Persons and Specialist and Supported Living Accommodation of the Cork City Development Plan 2022-2028. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that the design and layout of the accommodation was in line with the future occupants needs, would not pose a risk to traffic safety and convenience and would not be prejudicial to public health but did not agree that the location of the specialist accommodation was an appropriate location for specialist residential accommodation and considered the location of the proposed development did not meet the requirements of Objective 11-8