



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000260**  
**PL-500364-WC-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 11 March 2026.

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

**Planning Commissioner:**

*Patricia Calleary*

**Patricia Calleary**

**Date:**

**11<sup>th</sup> day of March 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Objective EC8-2 of the Cork County Development Plan 2022-2028 supports existing employment uses and resource driven sectors within rural areas where the proposed use is resource driven and has locational requirements that can only be accommodated in a rural location. Objective RP 5-19, relating to Greenbelts

around settlements, seeks to reserve these areas generally for use as agriculture, open space or recreation use. Objective EC8-14 encourages new businesses in rural areas where the scale and nature of the proposed new business is appropriate to the rural area and would not adversely affect its character. These policies are considered to be reasonable. It is considered that the development proposed to be retained, consisting of the change of use from personal use car repair shed to a commercial car body shop, panel beating and spray painting workshop has no specific locational requirements which necessitate its location at this rural, unzoned and unserviced location and, due to its industrial nature, would adversely affect the character of this rural area which is designated within the Greenbelt. The development proposed to be retained would be contrary to Objectives EC 8-2, EC-8-14 and RP5-19 of the development plan. The development proposed to be retained, would, therefore, be contrary to the proper planning and sustainable development of the area.