

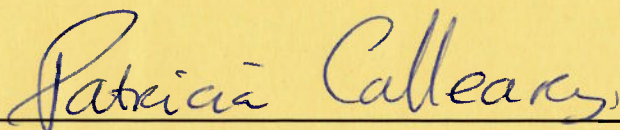
An
Coimisiún
Pleanála

Commission Direction
CD-000830
PL-500962-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 July 2026.

The Commission decided to refuse permission, by a majority 2:1 vote, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Patricia Calleary

Date:

2nd day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the pattern of development within the immediate vicinity of the site, the location of the site in an area under strong urban pressure, and the criteria for assessment set out in Section 5.6.3 of the Cork County Development Plan 2022-2028, it is considered that the proposed development would give rise to an

excessive concentration of development of haphazard rural housing in an unzoned rural area which would lead to an erosion of the rural and landscape character of the area and which would lead to increased demand for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the Development Plan. The Commission also found that the house design and scale would be incongruous, would not follow the Cork rural house design guide and would not be appropriate to its surroundings in a rural setting. Furthermore, it would involve excessive site excavation to form a new road leading to what is proposed as a backland site, which the commission noted to include a carriageway and a footpath either side of the proposed road, and which would also be contrary to the criteria set out in Section 5.6.3 of the statutory development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that while the new proposed road, leading from the local road to the appeal site was indicated on a previous application (ABP-321247-24) for a dwelling to the north of the current appeal site, as indicated on a site layout lodged with the planning authority, this road arrangement initially proposed to also serve the current appeal site was subsequently omitted at further information stage (2nd August 2024) of that application and as such was not previously permitted. The matter of whether or not the development, including an extended road, serving a permitted house and the current proposal for a house on the appeal site, would give rise to a traffic hazard warranted further consideration and assessment. However, this matter of an extended road and intensification of use raises new issues in the context of the appeal. Having regard to the substantive

reason for the refusal as set out above, the Commission decided not to pursue this matter further or to seek views of parties to the appeal as would otherwise be appropriate. Accordingly, the matter of traffic hazard or related issues did not form a reason for refusal.