

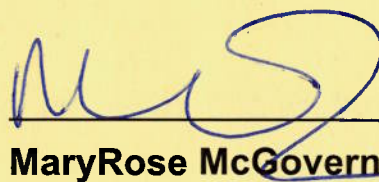
An
Coimisiún
Pleanála

Commission Direction
CD-001025
PL-501113-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 August 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:

7th day of August 2026

Reasons and Considerations

1. Having regard to the provisions of the Cork County Development Plan 2022-2028, to the location of the site which is immediately adjacent to the development boundary of Glounthaune, on zoned rural lands which form

part of the 'Prominent and Strategic Metropolitan Greenbelt' as set out in the Development Plan, the objective of which is to maintain the greenbelt, retain its open and rural character and protect it from inappropriate development which is more suitable for zoned lands within settlements, it is considered that the development would be contrary to Objective RP 5-11 which seeks to maintain the County Metropolitan Cork Greenbelt, Objective RP 5-12 which seeks to maintain the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, and preventing urban sprawl and the coalescence of built-up areas, and Objective RP 5-13 (Land Uses within the County Metropolitan Greenbelt) which seeks to reserve such lands generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature and scale, siting and design of the proposed development, the location of the site within the 'Prominent and Strategic Metropolitan Greenbelt' and the 'High Value Landscape' designation pertaining to the site, and to the proximity of the site to the pedestrian and cycle Inter-Urban Route 1 (with reference to CMATS) it is considered that the proposed development would represent an incongruous form of development within the Metropolitan Greenbelt and would have a detrimental impact on the visual amenity and character of the area. It is considered that the proposed development would be contrary to Objective GI 14-9 (Landscape) of the development plan which seeks to ensure that new development meets high standards of siting and design, Objective GI 14-16 (Prominent and Strategic Metropolitan Greenbelt) which

seeks to protect, from development, those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements, and Objective HE 16-21 (Design and Landscaping of New Buildings) which seeks to encourage new buildings that fit appropriately into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the information submitted regarding the proposed use of the proposed structure and the hours of operation, with a consequent intensification of traffic movements across the pedestrian and cycle Inter-Urban Route 1. Having regard to the totality of the information made available on the appeal file, the Commission did not consider that the issue of traffic and pedestrian safety had been fully resolved. Although ordinarily this might warrant further consideration and a request for further information, in this instance, given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.