

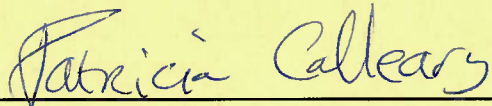
An
Coimisiún
Pleanála

Commission Direction
CD-001053
PL-501327-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

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

Planning Commissioner:


Patricia Calleary

Date:

12th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site is located within an area identified as a Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1) within the Cork County Development Plan 2022-2028, where it is an objective that applicants satisfy that a proposal for a dwelling constitutes a genuine rural generated housing need as set out in objective RP 5-4 of the Cork County Development Plan 2022-2028. The proposed

development, which does not evidently cater for locally derived housing needs, would conflict with the policies of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.