



An
Coimisiún
Pleanála

Commission Direction
CD-001345
PL-501533-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29th September 2026.

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

Planning Commissioner:

Emer Maughan

Date:

29th day of September 2026

DRAFT WORDING FOR ORDER

1. Having regard to Objective RP 5-22 (Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas), Objective GI 14-9 (Landscape) and Objective GI 14-13 (Scenic Routes) of the Cork County Development Plan 2022 - 2028 (as varied) which emphasise the importance of designing within the landscape and of siting development to minimise visual intrusion and are considered to be reasonable. Having regard to the topography

of the site, the elevated positioning of the proposed development, the substantial setback distance from the adjoining public road, and the resulting extensive driveway, it is considered that the proposed development would result in an isolated and visually prominent form of development that would not adequately reflect the established pattern of development in the area or satisfactorily integrate into surrounding rural landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the horizontal and vertical alignment of the local road, the site entrance is considered unsatisfactory owing to restricted sightlines. The applicant has not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightline entry visibility in accordance with the requirements of Objective TM 12-8 (Traffic/Mobility Management and Road Safety) (d) of the Cork County Development Plan 2022 - 2028 (as varied). In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, or obstruction of road users at a point where sightlines are restricted in a southerly direction. Furthermore, it is also considered that the additional works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of the Objective RP 5-22 (d) of the Cork County Development Plan 2022 – 2028 (as varied) which seeks to retain existing on-site trees, hedgerows, boundaries. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.