An Coimisiún Pleanála

Commission Direction
CD-001456
PL-501820-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 October 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.

Patricia Calleary

Date: **27th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development and development proposed to be retained is located in a rural area in an un-zoned and un-serviced area outside the development boundary of a designated settlement defined in the Cork County Development Plan, 2022-2028 and within an area identified as a 'Stronger Rural Area', in the development plan. Within this area, applicants are required to demonstrate that

their proposal constitutes a genuine rural generated housing need based on their social/economic links to a particular local rural area and must demonstrate compliance with one of the categories of housing need set out in Objective RP 5-6 an objective which is considered reasonable. On the basis of the information submitted, An Coimisiún Pleanála is not satisfied that the applicant has demonstrated a rural generated housing need for a house at this location and to demonstrate compliance with any one of the categories of rural housing need set out in Objective RP 5-6. The proposed development and development proposed to be retained would thus conflict with the settlement policy and Objective RP 5-6 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.