An Coimisiún Pleanála

Commission Direction
CD-001465
PL-501901-CK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 October 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

MaryRose McGovern

Date: **28th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, to the location of the subject site within the "Metropolitan Green Belt", to Objective GI 14-9 (Landscape) which seeks, *inter alia*, to protect skylines and ridgelines from development, Objective GI 14-16 (Prominent and Strategic Metropolitan Greenbelt Map) which seeks to protect and preserve from development those

prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements, it is considered that the proposed development, by reason of its locally elevated location in open countryside within the Metropolitan Green Belt, would erode the rural character of the area, and would militate against the preservation of the rural environment at this location. The proposed development would conflict with Policy Objectives RP 5-12 (Purpose of Greenbelt), and RP 5-13 (Land Uses within the County Metropolitan Greenbelt), and would seriously detract from and injure the scenic, visual and rural character of the area, contrary to policy objective GI 14-9 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted and agreed with the Inspector that the subject site is located in a relatively elevated rural area, offering commanding views, particularly to the south. The Commission also agreed that, with the fall in level to the south and the proposed siting of the house to the north of the site, the development would, within that context of its immediate area, be visible from the south. The Commission did not share the opinion of the Inspector that such visibility would be relatively distant and also disagreed with the Inspector that the mature trees to the east of the subject site would mitigate the visibility of the proposed development. On the basis of the information on file, including the Inspector's photographs, the Commission considered that the proposed development would give rise to a significant and prominent breaking of the skyline, which would seriously injure the rural character of the area, and the visual and scenic amenities of the surrounding environment, contrary to Objective GI 14-9 of the development plan.