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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/4420**

**APPEAL** by Charleville Home Care Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 16<sup>th</sup> day of November, 2022 by Cork County Council to refuse permission.

**Proposed Development:** (a) Construction of two-storey nursing home to cater for 105 residents with single bedrooms, day rooms, dining areas, kitchen with ancillary services within a floor area of 4981 square metres, plant room 100 square metres associated to the nursing home, visitor and staff car parking, landscaped area, enclosed private courtyard, (b) Construction of staff accommodation consisting of eight number two bedroom apartments, with associated parking and private open space, (c) Construction of 48 number two-bedroom houses (Retirement Village) with landscaping visitor car parking, (a), (b) and (c) with entrance off the existing public road and connection to main foul sewer via on site foul sewage treatment/pump station with a connection to the public main water network at Cloonlough, Mitchelstown, County Cork.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

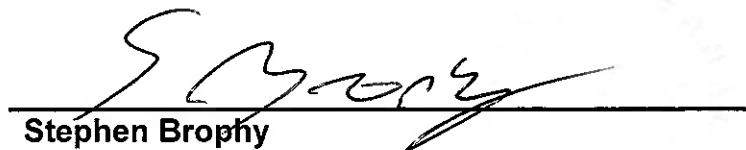
## Reasons and Considerations

The appeal site is located within a designated greenbelt outside of the development boundary for Mitchelstown as defined within the Cork County Development Plan 2022-2028. Having regard to:

- (a) The location of the site outside of the development boundary of Mitchelstown on unzoned lands within the designated Mitchelstown Greenbelt and the requirements of Objective RP 5-19 which seeks to “retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns”.
- (b) The nature and scale of the proposed development which includes a 105 number bed nursing home and retirement village (comprising 40 residential units and ancillary accommodation) and the requirements of Objective RP 5-19 which outlines that within designated greenbelts, land is generally reserved for agriculture, open space or recreation uses.
- (c) The requirements of Objective HOU 4-3 of the Development Plan which supports the development of housing suitable for older people on infill, opportunity and regeneration sites within town and village centres.

- (d) The limited capacity of the Mitchelstown Waste Water Treatment Plant and the existing supply of undeveloped zoned land within the development boundary of Mitchelstown.

it is considered that the proposed development, would be contrary to Objectives RP 5-19 and HOU 4-3 of the Cork County Development Plan 2022 to 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Stephen Brophy**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**

Dated this 19<sup>th</sup> day of April 2024