



An  
Bord  
Pleanála

## Board Order ABP-320294-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 24/42910**

**Appeal** by Fionnuala Mills care of PABIA Consulting Limited of Unit 1G, North Valley Business Centre, Mallow Road, Cork against the decision made on the 1<sup>st</sup> day of July, 2024 by Cork City Council to refuse permission.

**Proposed Development:** Retention of change of use from dwellinghouse to existing dentist and medical practice, change of use from garage to existing storeroom and office, and existing corporate site signage (three number), all at Airport Dental and Medical, Rathmacullig West, Farmer's Cross, Ballygarvan, County Cork.

### **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

### **Reasons and Considerations**

The subject site is located within the 'City Hinterland' of Cork City, as designated in the Cork City Development Plan 2022-2028, with the primary zoning objective (ZO 20) to 'preserve the character of the area generally for use as agriculture, rural

amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity.' The development plan recognises that the City Hinterland encircles the existing built-up footprint of Cork City, its urban towns and settlements and it is an objective of the development plan, as set out under Objective 10.97 (Protection of Hinterland), to 'maintain the Hinterland for the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus development on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.' Having regard to the location of the development proposed to be retained outside of a settlement and lands which are zoned for development, and given that the development proposed to be retained is not considered to constitute a 'rural related business' within the scope of uses open for consideration at this location, it is considered that the development proposed to be retained would constitute disorderly development and urban sprawl which, by itself and the precedent it would set, would militate against the maintenance of a distinction between urban areas and the countryside. The development proposed to be retained would contravene the ZO 20 zoning objective, would be contrary to Objective 10.97 of the Cork City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Bohan**

**Member of An Bord Pleanála**

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

Dated this 10<sup>th</sup> day of December 2024.