



An  
Coimisiún  
Pleanála

**Commission Order**

**ABP-320568-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

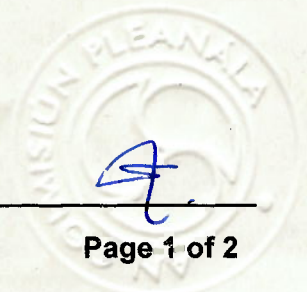
**Planning Register Reference Number: 24/4989**

**Appeal** by Tim and Geraldine Coffey care of John Dinneen Consulting Engineers Limited of Inis Cuain, Old Timoleague Road, Clonakilty, County Cork against the decision made on the 19<sup>th</sup> day of July, 2024 by Cork County Council to refuse permission.

**Proposed Development:** Construction of a single storey dwellinghouse, integrated garage, new vehicular entrance, connection to public services and all ancillary site works at Captains Cross, Ashgrove, Clonakilty, County Cork.

## **Decision**

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



## Reasons and Considerations

The proposed development due to its location close to but outside the mapped development boundary for Clonakilty town, in a Greenbelt 1 zoning and adjoining a public road leading out of the town, would contravene materially Objective RP5-19 as set out in the Cork County Development Plan 2022-2028, which seeks to retain the identity of towns to ensure a distinction in character between built up areas and the open countryside, and to prevent linear roadside frontage on roads leading out of towns and villages. The proposed development would undermine these objectives, would create an undesirable precedent for similar future development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this <sup>5<sup>th</sup></sup> day of <sup>July</sup> 2025.