

An  
Coimisiún  
Pleanála

Commission Order  
ABP-321040-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

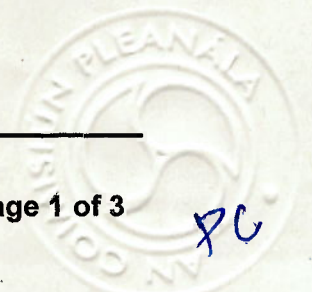
**Planning Register Reference Number: 24/05341**

**Appeal** by Seamus Wulff of Future Orchard, White's Cross, County Cork against the decision made on the 6<sup>th</sup> day of September, 2024 by Cork County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse, proprietary treatment plant and associated site works. This application is in conjunction with a simultaneous application to Cork City Council for the change of use of existing agricultural entrance permitted by Cork County Council (planning register reference number 19/5427) to agricultural and domestic use, and associated site works, all at Sarsfield Court, Glanmire, County Cork.

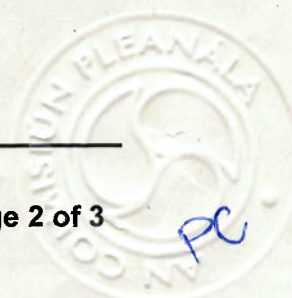
## **Decision**

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



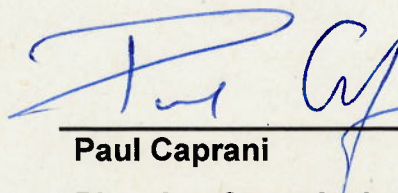
## Reasons and Considerations

1. The site is located within the metropolitan greenbelt identified as the area under the strongest urban pressure for rural housing in the Cork County Development Plan 2022-2028, and an area where housing is restricted to persons demonstrating exceptional local need in accordance with the criteria set out under Objective RP 5-3 of the development plan. Having regard to the information submitted with the planning application and the appeal, it has not been demonstrated that the applicant comes within the scope of the housing need criteria for a house at this location as set out under Objective RP 5-3, or as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in April 2005. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.





2. The proposed site is located with the metropolitan greenbelt as identified in the Cork County Development Plan 2022-2028 where it is the policy of the planning authority to recognise strong pressure for housing in such areas. It is considered that the proposed development would constitute urban generated housing and, taken in conjunction with the existing pattern of development in the vicinity, it is considered that the proposed development would exacerbate the urban sprawl in the area and would be contrary to Objective RP 5-12 of the development plan. Furthermore, taken in conjunction with the existing dwellings in the vicinity of the site, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 11<sup>th</sup> day of July 2025.