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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

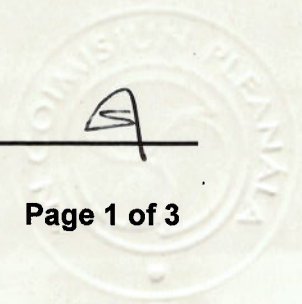
**Planning Register Reference Number: 25/43579**

**Appeal** by John O'Sullivan care of Archetech Limited of 4 Meadow Walk, The Meadows, Hollyhill, Cork against the decision made on the 13<sup>th</sup> day of March, 2025 by Cork City Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a new two-storey dwelling, new vehicular entrance and all associated site works at Lehenagh More, Togher, Cork.

**Decision**

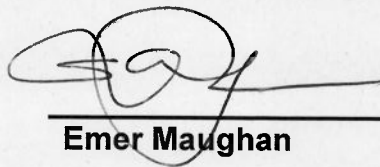
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**



## Reasons and Considerations

1. The site is located on lands zoned City Hinterland 'to protect and improve rural amenity and provide for the development of agriculture' in the Cork City Development Plan 2022-2028. It is the policy of the planning authority that development within the hinterland area of the city is strictly limited. The site is located within the 'Airport Development Safeguard and Framework Area' within the city hinterland where Objective 10.54 applies which provides for the safeguarding of the sustainable development of the area and to generally not permit the construction of one-off housing save for exceptional circumstances such as those actively engaged in farming. The applicant is not engaged in farming and no exceptional circumstances have been demonstrated. The proposed development would be contrary to the policies of the planning authority as set out in the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Objective 10.97 of the Cork City Development Plan 2022-2028 provides for the maintenance of the rural character of the hinterland area. Objective 10.98 provides for the protection of the visual and scenic amenities of the hinterland of the area and Objective 11.10 provides that new dwelling design in rural areas must respect the character, pattern, materials and forms of existing places to fit in the landscape. It is considered that, by reason of its suburban design, two-storey height, orientation and location on an elevated site, the proposed development would form a discordant feature on the landscape at this location, would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The proposed development would seriously injure the visual amenities of the area, would be contrary to the objectives of the development plan 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 21<sup>st</sup> day of July 2025.

