

An
Coimisiún
Pleanála

Commission Order
ACP-322880-25

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 2543788

APPEAL by Johnny Kiely care of Steven Barry of 13 Old Cork Road, Middleton, County Cork against the decision made on the 30th day of May 2025, by Cork City Council to refuse permission for the proposed development.

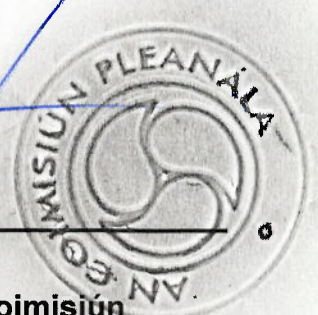
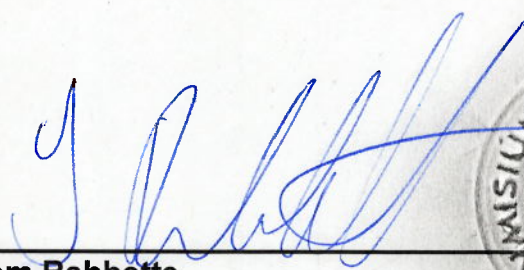
Proposed Development: Permission is sought for the construction of a new dwelling, new detached domestic garage, new vehicular entrance and all associated site works at Ballynoe, Whites Cross, Cork.

Decision

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

Reasons and Considerations

Having regard to the location of the site within the city hinterland, which comes under strong pressure for urban generated single rural dwellings as identified in National Policy Objective 23 of the National Planning Framework, the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating rural need in accordance with the Cork City Development Plan 2022-2028 under Objective ZO 20.4 and Section 3.53, it is considered that the developer does not come within the scope of the rural generated housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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.



Tom Rabbette

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 16th day of Oct. 2025.