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**Planning and Development Act 2000, as amended**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 25/05323**

**Appeal** by Maria O'Donovan against the decision made on the 27<sup>th</sup> day of August, 2025 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Change of use from short-term/holiday-letting to long-term residential use of existing dwellinghouse number 3 and all associated site works at 3 Castle Quay, Kilgobbin, Ballinadee, Bandon, County Cork.

## **Decision**

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

## Reasons and Considerations

Having regard to the site layout of the holiday complex which is open plan and communal, the provision of private open space and the requirements of Objective GI 14-6 (Public/Private Open Space Provision) of the Cork County Development Plan 2022-2028 and SPPR 2 of the Sustainable and Compact Settlements Guidelines for Planning Authorities (2024), it is considered that it has not been demonstrated that the proposed development would provide an acceptable level of residential amenity for long-term residents, in particular in relation to the provision of private open space, and therefore would be contrary to Ministerial Guidelines and the Cork County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

*Marie O'Connor*  
Marie O'Connor

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



Dated this *23<sup>rd</sup>* day of *January* 2026.