



An  
Coimisiún  
Pleanála

Commission Order  
PL-500081-CK

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 255546**

**Appeal** by Andrew McCarthy against the decision made on the 24<sup>th</sup> day of September, 2025 by Cork County Council to refuse permission for the proposed development.

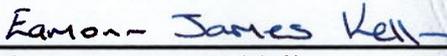
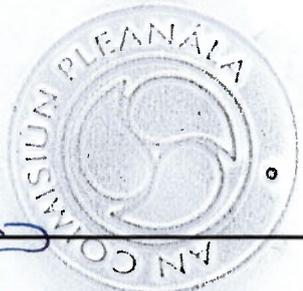
**Proposed Development:** The demolition and removal of the existing roadside walls, piers and entrance gates and the construction of a new low-level entrance, gates and wing walls to create necessary setback and sightlines. (2) Construction of a new dwellinghouse and garage. (3) Provision of auxiliary boundary landscaping, driveway, bored well and all other necessary ancillary site development works at Coolowen, Blarney, 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 location of the site within the 'County Metropolitan Cork Strategic Planning Area', in the Metropolitan Greenbelt area, and to the requirements of Objective RP 5-3 to restrict rural housing at this location to persons who can demonstrate an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area and who can demonstrate that they comply with one of the categories of housing need as set out in the Cork County Development Plan 2022-2028, it is considered that the applicant has failed to demonstrate an exceptional rural generated housing need in accordance with Objective RP 5-3. The proposed development would therefore facilitate urban generated rural expansion in an area of the County under significant urban pressure for rural housing. The proposed development would materially contravene Objective RP 5-3 and set an undesirable planning precedent which would be contrary to the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 16<sup>th</sup> day of February, 2026.