

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 255555

APPEAL by Abigail Goggin McBride care of Fitzpatrick Planning Consultancy Limited against the decision made on the 25th day of September 2025 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Permission to construct dwelling house, vehicular entrance, wastewater treatment system and all associated site works at Curragh, Donoughmore, County Cork.

Decision

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

Reasons and Considerations

1. Having regard to Objective RP 5-4 of the Cork County Development Plan 2022-2028, the location of the subject site in an area which is under significant urban pressure for rural housing, and on the basis of the totality of the information submitted with the planning application and appeal, the Commission is not satisfied that the applicant has demonstrated that the proposed development constitutes a genuine rural housing need based on her social and/or economic links to this particular area in the open countryside, and has not demonstrated compliance with any category of rural housing need, in accordance with the provisions of Objective RP 5-4 of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to:
 - (a) the open and exposed nature of the landscape at this location,

 - (b) the scale and height of the proposed dwelling,

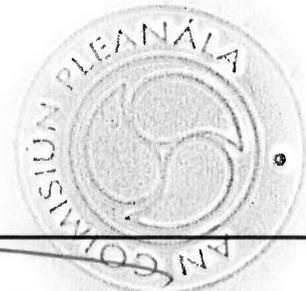
 - (c) the excessive cut and fill which would result as a consequence of the proposed Finished Floor Levels, and

 - (d) the proposed excessive set back from the public road, it is considered that the proposed development would form a discordant feature on the landscape at this location and would fail to be adequately absorbed and integrated into the landscape,

The proposed development would constitute haphazard and disorderly development which would be out of character with the pattern of development in the rural area, would militate against the reservation of the rural environment, would seriously injure the visual amenities of the area, and would be contrary to Objective GI 14-9 (a), (c) and (d) of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern



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

Dated this 17th day of February 2026