

An
Coimisiún
Pleanála

Commission Order
PL-500362-CC

Planning and Development Act 2000, as amended

Planning Authority: Cork City Council

Planning Register Reference Number: 25/43898

Appeal by Helena McCarthy against the decision made on the 6th day of November, 2025 by Cork City Council to grant subject to conditions a permission to Judith Gahan.

Proposed Development: Construction of a four-bedroom, single storey dwellinghouse to provide specialist care accommodation for adults with physical and intellectual disabilities, and all ancillary site development works. Ancillary site development works include the installation of an on-site effluent treatment system to serve the proposed dwellinghouse and the demolition of two number existing shed structures, all at Rathcooney Road, Ballyharoon, Glanmire, Cork.

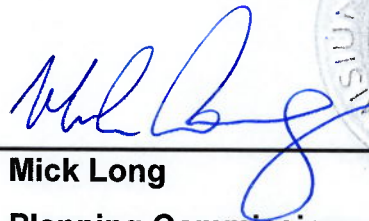
Decision

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

Reasons and Considerations

Having regard to the zoning of the site ZO-20 – City Hinterland, as set out in the Cork City Development Plan 2022-2028, the objective of which is to protect the City Hinterland, it is considered that the proposed development, which is residential in nature, would contravene the said zoning objective and would not meet the objectives and requirements for rural housing in Chapter 3 and in particular Objective 3-10 (d). Specifically, the Commission was not satisfied that the location of the proposed development had good access to local facilities and services, including public transport, shops and healthcare facilities, and the remote location would not form part of a mixed and balanced community, as required under Objective 11.8 (Older Persons and Specialist and Supported Living Accommodation) of the Cork City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that the design and layout of the accommodation was in line with the future occupants needs, would not pose a risk to traffic safety and convenience, and would not be prejudicial to public health, but did not agree that the location of the specialist accommodation was an appropriate location for specialist residential accommodation and considered the location of the proposed development did not meet the requirements of Objective 11-8 of the Cork City Development Plan 2022-2028.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this

9th

day of

April

2026.