

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 256804

Appeal by Richard Gash against the decision made on the 16th day of February, 2026 by Cork County Council to grant subject to conditions a permission to Darragh McCarthy in accordance with the plans and particulars lodged with the said Council.

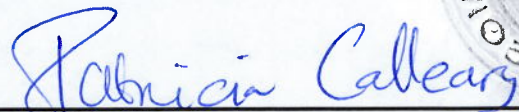
Proposed Development: Permission for the construction of a dwellinghouse, domestic garage, on-site wastewater treatment unit and all associated site works at Coolkirky, Riverstick, County Cork.

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 pattern of development within the immediate vicinity of the site, the location of the site in an area under strong urban pressure, and the criteria for assessment set out in Section 5.6.3 (Environmental and Site Suitability Requirements) of the Cork County Development Plan 2022-2028, it is considered that the proposed development would give rise to an excessive concentration of development of haphazard rural housing in an unzoned rural area which would lead to an erosion of the rural and landscape character of the area and which would lead to increased demand for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the development plan. The Commission also found that the house design and scale would be incongruous, would not follow the Cork Rural Design Guide and would not be appropriate to its surroundings in a rural setting. Furthermore, it would involve excessive site excavation to form a new road leading to what is proposed as a backland site, which the Commission noted to include a carriageway and a footpath either side of the proposed road, and which would also be contrary to the criteria set out in Section 5.6.3 of the statutory development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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



Dated this 03 day of

July

2026