



An
Coimisiún
Pleanála

**Commission Order
PL-501113-CK-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/4731

Appeal by Brigid and Mary Sheehan against the decision made on the 18th day of March, 2026 by Cork County Council to grant subject to conditions a permission to Glounthaune Men's Shed, A subsidiary of Glounthaune Community Association in accordance with the plans and particulars lodged with said Council.

Proposed Development: Permission for (1) construction of a single storey shed building comprising two number workshops and a W.C, (2) relocation of existing site entrance further north and provision of a widened four metres wide gate entrance for vehicular and pedestrian access, (3) provision of 10 number car parking spaces inclusive of one number accessible car parking space, and (4) all ancillary works necessary to facilitate the development inclusive of landscaping, drainage (including the provision of a rainwater harvesting system on site, and the provision of rooftop solar panels, all on lands located to North of the L3004 Local Road Ballyhennick, Glounthaune, 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 the provisions of the Cork County Development Plan 2022 - 2028, to the location of the site which is immediately adjacent to the development boundary of Glounthaune, on zoned rural lands which form part of the 'Prominent and Strategic Metropolitan Greenbelt', as set out in the Development Plan, the objective of which is to maintain the greenbelt, retain its open and rural character and protect it from inappropriate development which is more suitable for zoned lands within settlements, it is considered that the development would be contrary to Objective RP 5-11 which seeks to maintain the County Metropolitan Cork Greenbelt, Objective RP 5-12 which seeks to maintain the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, and preventing urban sprawl and the coalescence of built-up areas, and Objective RP 5-13 (Land Uses within the County Metropolitan Greenbelt) which seeks to reserve such lands generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature, scale, siting and design of the proposed development, to the location of the site within the 'Prominent and Strategic Metropolitan Greenbelt' and the 'High Value Landscape' designation pertaining to the site, and to the proximity of the site to the pedestrian and cycle Inter-Urban Route 1 (with reference to CMATS), it is considered that the proposed development would represent an incongruous form of development within the Metropolitan Greenbelt and would have a detrimental impact on the visual amenity and character of the area. It is considered that the proposed development would be contrary to Objective GI 14-9 (Landscape) of the Development Plan which seeks to ensure that new development meets high standards of siting and design, Objective GI 14-16 (Prominent and Strategic Metropolitan Greenbelt) which seeks to protect, from development, those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements, and Objective HE 16-21 (Design and Landscaping of New Buildings) which seeks to encourage new buildings that fit appropriately into the landscape. 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 7th day of August 2026.

