

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/0417

APPEAL by E.F.D. Developments Limited against the decision made on the 16th day of April 2026, by Cork County Council to refuse permission for the proposed development.

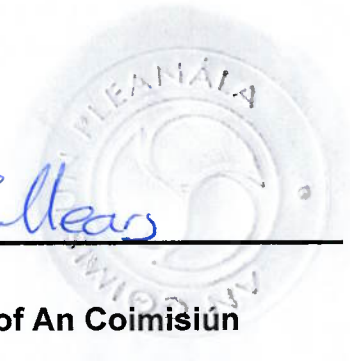
Proposed Development: Construction of two number detached four-bedroom dwelling houses and ancillary site development works at site located at Lackabane, Donoughmore, County Cork.

Decision

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

Reasons and Considerations

The site is located within an area identified as a Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1) within the Cork County Development Plan 2022-2028, where it is an objective that applicants satisfy that a proposal for a dwelling constitutes a genuine rural generated housing need as set out in objective RP 5-4 of the Cork County Development Plan 2022-2028. The proposed development, which does not cater for locally derived housing needs, would conflict with the policies of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Callear

Planning Commissioner of An Coimisiún

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

Dated this 12th day of August 2026.