



An
Coimisiún
Pleanála

**Commission Order
PL-501533-CK-26**

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/0844

Appeal by Vincent O'Brien against the decision made on the 26th day of May, 2026 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new detached dwelling house, detached garage, provision of a new wastewater treatment system and all associated site works at Curraghavoe, Mitchelstown, 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 5-22 (Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas), Objective GI 14-9 (Landscape) and Objective GI 14-13 (Scenic Routes) of the Cork County Development Plan 2022-2028 (as varied) which emphasise the importance of designing within the landscape and of siting development to minimise visual intrusion and are considered to be reasonable and having regard to the topography of the site, the elevated positioning of the proposed development, the substantial setback distance from the adjoining public road, and the resulting extensive driveway, it is considered that the proposed development would result in an isolated and visually prominent form of development that would not adequately reflect the established pattern of development in the area or satisfactorily integrate into surrounding rural landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the horizontal and vertical alignment of the local road, the site entrance is considered unsatisfactory owing to restricted sightlines. The applicant has not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightline entry visibility in accordance with the requirements of Objective TM 12-8 (Traffic/Mobility Management and Road Safety) (d) of the Cork County Development Plan 2022-2028 (as varied). In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, or obstruction of road users at a point where sightlines are restricted in a southerly direction. Furthermore, it is also considered that the additional works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of the Objective RP 5-22 (d) of the Cork County

Development Plan 2022-2028 (as varied) which seeks to retain existing on-site trees, hedgerows, boundaries. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 30th day of September 2026.