



An
Coimisiún
Pleanála

Commission Order
PL-501634-CK-26

Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 26/1050

Appeal by William Hosford against the decision made on the 18th day of June, 2026 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Construct a house with wastewater treatment system and all associated site works at Currahoo, Ballinspittle, Kinsale, County Cork.

Decision

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

Reasons and Considerations

1. The site is located in a rural area which is identified in the Cork County Development Plan 2022-2028, as a rural area under strong urban influence. Policy Objective RP 5-4 of the Development Plan states that applicants must satisfy the planning authority that their proposal constitutes a genuine rural generated housing need based on their social and/or economic links to a particular local rural area. This policy is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025, which requires that in areas under urban influence, applicants are required to demonstrate an economic or social need to live in the rural area. Having regard to the submissions made in connection with the application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. In the absence of an identified locally based need for a house, the proposed development would contribute to the encroachment of random rural development in the area, and would militate against the conservation of the rural environment, the efficient provision of public services and infrastructure and the preservation of resources and amenities associated with this environment. The proposed development would contravene the policy objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited extent of current business operations on the application site, to the nature and the duration of the processes being carried out on the site and to the failure to demonstrate that the business is dependent on its rural location, the Commission is not satisfied that a housing need is justified on the basis of a full-time business nor is the Commission satisfied that the business will contribute to and enhance

the rural community and that the nature of the business is dependent on its location within the rural area. The applicant has, therefore, failed to demonstrate compliance with Objective RP 5-9: Full-Time Home-Based Business in a Rural Area of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 15th day of Oct. 2026