An Coimisiún Pleanála

Commission Order
PL-501820-CK-26

Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 261364

Appeal by James Magner of Main against the decision made on the 15th day of July, 2026 by Cork County Council to refuse for the proposed development.

Proposed Development: To construct a dwelling house and detached domestic garage, including a new entrance, wastewater treatment system, soil polishing filter, and bored well, together with the retention of an existing entrance and the temporary retention of an existing steel shed to be removed upon completion of the development and all associated site and development works at Quitrentmountain, Kildorrery, County Cork.

Decision

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

P.C.

Reasons and Considerations

The proposed development and development proposed to be retained is located in a rural area in an un-zoned and un-serviced area outside the development boundary of a designated settlement defined in the Cork County Development Plan, 2022-2028 and within an area identified as a 'Stronger Rural Area', in the development plan. Within this area, applicants are required to demonstrate that their proposal constitutes a genuine rural generated housing need based on their social/economic links to a particular local rural area and must demonstrate compliance with one of the categories of housing need set out in Objective RP 5-6 an objective which is considered reasonable. On the basis of the information submitted, An Coimisiún Pleanála is not satisfied that the applicant has demonstrated a rural generated housing need for a house at this location and to demonstrate compliance with any one of the categories of rural housing need set out in Objective RP 5-6. The proposed development and development proposed to be retained would thus conflict with the settlement policy and Objective RP 5-6 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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

Dated this 28th **day of** October **2026**