An Coimisiún Pleanála

Commission Order

PL-501901-CK-26

Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 25/6963

Appeal by Denis and Grace Kelliher against the decision made on the 20th day of July 2026 by Cork County Council to grant, subject to conditions, a permission to Olive Holland in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of a single dwelling incorporating a driveway, wastewater treatment plant and all associated site ancillary works at Liskillea, Waterfall, County Cork.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022 - 2028, to the location of the subject site within the "Metropolitan Green Belt", to Objective GI 14-9 (Landscape) which seeks, *inter alia*, to protect skylines and ridgelines from development, Objective GI 14-16 (Prominent and Strategic Metropolitan Greenbelt Map) which seeks to protect and preserve from development those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements, it is considered that the proposed development, by reason of its locally elevated location in open countryside within the Metropolitan Green Belt, would erode the rural character of the area and would militate against the preservation of the rural environment at this location. The proposed development would conflict with Policy Objectives RP 5-12 (Purpose of Greenbelt) and RP 5-13 (Land Uses within the County Metropolitan Greenbelt), and would seriously detract from and injure the scenic, visual and rural character of the area, contrary to policy objective GI 14-9 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted and agreed with the Inspector that the subject site is located in a relatively elevated rural area, offering commanding views, particularly to the south. The Commission also agreed that, with the fall in level to the south and the proposed siting of the house to the north of the site, the development would, within that context of its immediate area, be visible from the south. The Commission did not share the opinion of the Inspector that such visibility would be relatively distant and also disagreed with the Inspector that the mature trees to the east of the subject site would mitigate the visibility of the proposed development. On the basis of the information on file, including the Inspector's photographs, the Commission considered that the proposed development would give rise to a significant and prominent breaking of the skyline, which would seriously injure the rural character of the area and the visual and scenic amenities of the surrounding environment, contrary to Objective GI 14-9 of the Development Plan.

MaryRose McGovern
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 29th **day of** October **2026.**