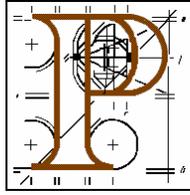


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Cork County

Planning Register Reference Number: 10/5647

An Bord Pleanála Reference Number: PL 04.237859

APPEAL by John G. and Regina Allen of “Gortnaneidin”, Knockane, Riverstick, County Cork and by John Allen care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 7th day of October, 2010 by Cork County Council to grant subject to conditions a permission to Ken and Maxine Field care of Matthew Aherne of Barrett’s Hill, Ballinhassig, County Cork.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, a garage for domestic purpose, installation of a proprietary treatment unit and to carry out all associated site works at Knockane, Riverstick, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site is located within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and within the Rural Housing Control Zone as set out in the current Cork County Development Plan, where it is the policy of the planning authority to discourage new individual housing in order to control development pressures for urban generated commuter housing in the countryside, outside the metropolitan green belt, but within easy commuting distance of Cork city and to direct development into existing designated settlements, villages and village nuclei. On the basis of the submissions made in connection with the planning application and the appeal, it is considered that the applicants do not meet the criteria for a dwellinghouse in this rural area. The proposed development would erode the rural character of the area and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of existing and permitted development in the area served by a poor road network, it is considered that the proposed development would constitute an excessive density of development in a rural area where there is an absence of public services and which is served by an inadequate public road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2011.