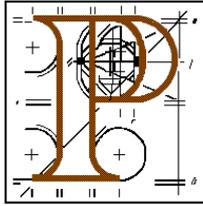


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/06447

An Bord Pleanála Reference Number: PL 04.246089

APPEAL by John McElhinney care of M. Byrne Architecture of Ailesbury, Sunview East, Ballyhooley Road, Cork against the decision made on the 22nd day of December, 2015 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, treatment system, widening of existing entrance from main road, new entrance stone pillars and all associated site works, all at Ballinvriskig, Upper Glanmire, 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. Objective RCI 5-2 of the Cork County Development Plan 2014 sets out the purpose of the Metropolitan Cork Greenbelt, including the prevention of urban sprawl. Objective RCI 5-3 of the Plan seeks to preserve the character of the Metropolitan Greenbelt and to reserve it generally for agriculture, open space, recreation and biodiversity. Objective RCI 5-4 of the Plan recognises that the granting of regular exceptions to Greenbelt policies would incrementally erode the Greenbelt. Having regard to the location of the site within the Metropolitan Greenbelt, and to the extent of existing and permitted development in the vicinity, it is considered that the proposed development would consolidate an unwarranted and excessive concentration of suburban style development in this area, which would undermine the specific purpose and character of the Greenbelt lands. The proposed development would, therefore, contravene the stated objectives of the Development Plan, which seek to control urban sprawl, which policies are considered reasonable, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located in an area designated as a rural 'Area under Strong Urban Influence' in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005), and within the Metropolitan Cork Greenbelt, as designated in the Cork County Development Plan 2014, where new housing is restricted to persons demonstrating local need in accordance with the provisions of the Development Plan. On the basis of the documentation on file, it is not considered that the applicant has demonstrated an exceptional rural housing need in relation to the subject site in accordance with the criteria set out in the Development Plan. In the absence of a clearly identified locally based need for this house, the proposed development would contravene Policy Objective RCI 5-1 of the Development Plan, would consolidate an existing pattern of urban sprawl that is incrementally eroding the Metropolitan Greenbelt, would lead to demands for the uneconomic provision of public services in an unserved rural area, and would be contrary to the proper planning and sustainable development of the area.

3. Objective RCI 6-3 presumes against development that would contribute to or exacerbate ribbon development. Objective GI 6-1 seeks to discourage proposals necessitating the removal of extensive amounts of trees and hedgerows. Having regard to the existing pattern of development in the vicinity, it is considered that the proposed development would exacerbate existing ribbon development, the visual impact of which would be heightened by the effective removal of a significant extent of mature trees and hedgerow. The proposed development would, therefore, contravene the stated objectives of the Development Plan, would seriously injure the visual amenities of the area, and would 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 2016.