



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05924

APPEAL by Kieran Murphy of Aisling, Ballinglanna, Glanmire, County Cork against the decision made on the 24th day of October, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of single storey dwelling, garage, entrances, effluent treatment system and associated site works at Ballinglanna, Glanmire, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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 Board noted that the site of the proposed development is located within the Metropolitan Greenbelt which, under Objective RCI 4-1 of the Cork County Development Plan 2014, is the area under strongest pressure for rural housing. In addition, under National Policy Objective 19 of the National Planning Framework, adopted by the Government, it is national policy “to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements”. Having regard to the location of the subject site, within the catchment of Cork City and its proximity to smaller settlements, and also having regard to the documentation submitted with the application, the appeal and in response to the section 137 notice, specifically, concerning (a) the applicant’s work, which is not an agricultural based activity, and (b) the social circumstances of the applicant, the Board is not satisfied that the applicant has demonstrated an economic or social need to live at this specific rural location, or that the applicant’s housing need could not be satisfactorily met in a smaller town or settlement. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to policy RCI 4-1 of the Cork County Development Plan and to the national policy, and contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within a Prominent and Strategic Metropolitan Greenbelt Areas, which, under Objective GI 8-1 of the Cork County Development Plan 2014, is a strategic, largely undeveloped gaps between the Main Greenbelt settlements which is to be preserved from development. The Board considered that the proposed bungalow and its accompanying access arrangements from the adjoining local road would result in both encroachment upon the openness of the said Greenbelt and a loss of its rural character through its suburbanisation. The proposed development would, therefore, materially contravene the said Objective and be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2020