



Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

Planning Register Reference Number: 20/39156

APPEAL by Julie Holland and Paul Herlihy care of Bandubh Building Design, Mackey's Cross, Clogheen, Cork against the decision made on the 15th day of June, 2020 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Construct a two-storey dwelling and domestic garage with a site specific treatment unit and percolation area with associated site works and a new site entrance including modifications to existing site entrances at Coolatanavalley, Carrigrohane, 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. Having regard to the location of the site within the Cork Metropolitan Greenbelt as designated within the Cork County Development Plan 2014, an area under strong urban influence, and to National Policy Objective 19 as set out in the National Planning Framework 2018, adopted by the Government, in relation to rural areas under urban influence which states that it is the 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 documentation submitted with the application and appeal, the Board is not satisfied that the application constitutes an exceptional rural housing need as set out in policy RCI 4-1 of the Cork County Development Plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the over-arching national policy and to the provisions of the current Cork County Development Plan 2014 and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of its design and siting would result in discordant backland development within the metropolitan greenbelt, would set an undesirable precedent for similar types of undesirable backland development in this rural area under significant urban pressure. The proposed development would result in a visually prominent and obtrusive development, which would adversely affect the character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2020.