

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/06032

An Bord Pleanála Reference Number: PL 04.245807

APPEAL by Joanne O’Gorman of Walterstown, Cobh, County Cork against the decision made on the 3rd day of November, 2015 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single storey dwelling, bio-treatment unit, new vehicular entrance and associated site works at Ballbrassil, Cobh, 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. Having regard to Policy Objective RCI 4-1 in the Cork County Development Plan 2014, which seeks to preserve lands in the rural area which are identified as being within the Metropolitan Cork Greenbelt from development save where applicants can demonstrate an exceptional rural generated housing need, based on their social and/or economic links to the particular rural area. The policy objective provides four categories of compliance for such exceptions to the policy and the Board is not satisfied, based on the documentation submitted with the planning application and the appeal, that the applicant comes within the scope of any of these categories, and, therefore, the Board considers that the applicant has not demonstrated an exceptional rural generated housing need. Accordingly, it is considered that the proposed development would materially contravene objective RCI 4-1 of the County Development Plan, 2014 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area, it is considered that the proposed development would exacerbate an existing trend towards the creation of an excessive density of haphazard rural housing development within an unserved rural area, which would lead to uneconomic demands for an extension of public services. 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 2016.