

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/05684

An Bord Pleanála Reference Number: PL 04.245843

APPEAL by Andrew and Deborah King of The Farmhouse, Knockboy, Carrignavar, County Cork against the decision made on the 9th day of November, 2015 by Cork County Council to grant subject to conditions a permission to Declan O' Mahony and Emily Geaney care of David Mulcahy of Glentrasna South, Ballynoe, Mallow, County Cork.

PROPOSED DEVELOPMENT: The erection of a two-storey dwellinghouse and detached domestic double garage on site, wastewater treatment system, entrance and all associated site works at Knockboy, Carrignavar, 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

Having regard to the fact that the site is located in an area classified as being under strong urban influence in the Cork County Development Plan 2014-2020, to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the applicants have demonstrated a rural generated housing need, linked to agricultural activity at this landholding, to justify construction of a house at this location. The Board, therefore, considered that the proposed development would be contrary to the said Ministerial Guidelines 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.