

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 15/06336**

An Bord Pleanála Reference Number: PL 04.245956

**APPEAL** by Susan Duggan care of Denis Duggan of Lehenagh More, Farmers Cross, County Cork against the decision made on the 14<sup>th</sup> day of December, 2015 by Cork County Council to refuse outline permission.

**PROPOSED DEVELOPMENT:** Construction of a dormer style bungalow with septic tank, screening/landscaping with access through a shared existing entrance and all necessary ancillary works at Lehenagh More, Farmers Cross, County Cork.

## **DECISION**

**REFUSE** outline 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. The proposed development is located within the Metropolitan Cork Greenbelt where it is the policy of the planning authority, as set out in Objective RCI 4-1 of the Cork County Development Plan 2014, to require applicants to demonstrate that their proposal constitutes an exceptional rural generated housing need by reference to specified criteria. This objective is considered to be reasonable. It is considered that the applicant does not come within the scope of the housing need criteria as set out for a house at this location and that the proposed development is urban generated. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services (including mains drainage and where the existing on-site sewage disposal systems have not been adequately identified) and community facilities and served by a poor road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the information submitted, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a rural road at a point where sightlines are restricted in a southerly direction.

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

**Dated this                      day of                      2016.**