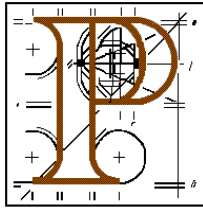


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 15/06432**

An Bord Pleanála Reference Number: PL 04.246071

**APPEAL** by Diane Keating of Templehill, Carrigrohane, County Cork against the decision made on the 22<sup>nd</sup> day of December, 2015 by Cork County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolish existing barn and stables and permission to construct a two-storey detached dwelling and wastewater treatment unit, removal of existing septic tank and installation of wastewater treatment unit to serve existing dwelling, new site entrance to serve the existing dwelling and all associated site works at Lackenshoneen, Templehill, Carrigrohane, 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**

The proposed development is located in a rural 'Area under Strong Urban Influence' as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2005, and within the Metropolitan Cork Greenbelt, where housing is restricted to persons demonstrating local need in accordance with the provisions of the Cork County Development Plan 2014. On the basis of the documentation submitted on file, the Board is not satisfied that the applicant has adequately demonstrated that she comes within the scope of the housing need criteria for a rural house at this location. The proposed development, in the absence of a demonstrated locally-based need for the house, would contribute to the encroachment of random rural development in the area, would exacerbate an expanding pattern of urban sprawl, would consolidate the build-up of ribbon development in an open rural area, and would lead to demands for the uneconomic provision of public services in an unserved rural location. The proposed development would, therefore, be contrary to the provisions of the said Guidelines and to Objectives RCI 4-1 and RCI 5-1 of the Cork County Development Plan, 2014 – 2020. Furthermore, having regard to its bulk, height and mass, to its elevated position on Templehill overlooking the Shournagh River valley, and to the removal of mature trees to provide sightlines, it is considered that the proposed development would be highly visually obtrusive in a sensitive environment, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**