

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 15/05711**

An Bord Pleanála Reference Number: PL 04.246170

**APPEAL** by John Delahunty and others care of The Doon, Dunderrow, Kinsale, County Cork against the decision made on the 25<sup>th</sup> day of January, 2016 by Cork County Council to grant subject to conditions a permission to Donal and Miriam Hayes care of Platform Architecture of Howard Court, Weir Street, Bandon, County Cork.

**PROPOSED DEVELOPMENT:** Construction of a two-storey dwellinghouse, domestic waste treatment unit and all associated site works at The Doon, Dunderrow, Kinsale, 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 location of the proposed development in an “Area Under Strong Urban Influence”, as identified in the ‘Sustainable Rural Housing Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April, 2005, and identified as a ‘Rural Area under Strong Urban Influence’ in the current Cork County Development Plan, and having regard to Objective RCI 6-3 of the planning authority as set out in the Development Plan, which sets out a presumption against development that would result in a situation whereby there would be five or more houses on any one side of a given 250 metres of road frontage, it is considered that the proposed development would, by itself, and by the precedent it would set for similar type developments, lead to an extension of ribbon development, and would be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” and to the policies set out in the Development Plan. The proposed development would lead to demands for the uneconomic extension of public services and community facilities in an area where they are not proposed and would set an undesirable precedent for similar type development in 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.**