

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/04744

An Bord Pleanála Reference Number: PL 04.246811

APPEAL by James Walsh of 4 Cork Street, Kinsale, County Cork against the decision made on the 30th day of May, 2016 by Cork County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Outline permission for construction of a cottage style, single storey bungalow, incorporating a euro bio treatment system, bored well, new entrance and all associated site development works at Ballynalouhy, Ballinhassig, 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 site is located in a “Rural Area under Strong Urban Influence” in the current County Cork Development Plan and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. It is an objective of the planning authority, as expressed in the current Development Plan, to channel housing into serviced centres and to restrict housing development in rural areas under significant urban pressure to those people who can demonstrate a genuine need to live in the countryside. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated that he comes within the scope of the housing need criteria in the Development Plan. The proposed development would materially contravene the objective indicated in the development plan for the area, would be contrary to the Sustainable Rural Housing Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the immediate vicinity, and to the location of the proposed site in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area. Furthermore, having regard to the nature of the proposed development, it is considered that the proposed development would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the said Development Plan. 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.