

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Cork County**

**Planning Register Reference Number: 15/06783**

An Bord Pleanála Reference Number: PL 04.247124

**APPEAL** by Denis and Norma Barry Murphy of Knockawaddra, Aherla, County Cork against the decision made on the 25<sup>th</sup> day of July, 2016 by Cork County Council to grant subject to conditions a permission to David and Geraldine Otway care of Linehan Construction and Restoration of 3 Grattan Street, Cork.

**PROPOSED DEVELOPMENT:** Erection of a single dwellinghouse, installation of a wastewater treatment unit and percolation area, site entrance, private well and all ancillary works, all at Knockawaddra, Aherla, 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 would be located within 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 in the current Development Plan for the area, where it is the policy of the planning authority to discourage urban generated housing and to seek to locate such housing in the larger urban centres or the towns, villages and other settlements identified in the Settlement Network. The proposed development would further erode the rural character of this area and would lead to demands for the provision of further public services and community facilities and would be contrary to the Sustainable Rural Housing Guidelines. The proposed development, by itself and by the precedent it would set for other houses in this area 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            2017.**