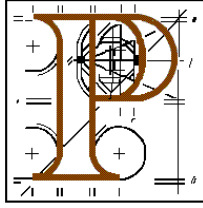


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/06152

An Bord Pleanála Reference Number: PL 04.247585

APPEAL by Tom and Elayne Spillane of 1 Church Court, Little Island, Cork against the decision made on the 20th day of October, 2016 by Cork County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Outline permission for a dwellinghouse, an on-site sewage treatment system and all associated site development works at Barryscourt, Carrigtwohill, 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 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, as designated in the Cork County Development Plan 2014, where new housing is restricted to certain categories of applicant in accordance with the objectives set out in the Plan. On the basis of the submissions on file, it is considered that the applicant does not come within the scope of the criteria for a new house at this rural location, and the proposed development would, therefore, contravene objectives RCI 4-1 and RCI 4-8 of the Development Plan, and would be contrary to the provisions of the Ministerial Guidelines. The proposed development, in the absence of a demonstrated need for a rural house, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the Greenbelt, and would lead to demands for the uneconomic provision of public services and infrastructure in an unserviced rural location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contribute to and exacerbate ribbon development at this location, would contravene Objective RCI 6-3 of the Cork County Development Plan 2014, which is a presumption against development that would contribute to or exacerbate ribbon development, and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard arising from the traffic turning movements that the development would generate in close proximity to a bend and where sightlines are restricted, which would be exacerbated by the proliferation of entrances in close proximity to this site and to the bend in the road.

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

Dated this day of 2017.