

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/06264

An Bord Pleanála Reference Number: PL 04.247691

APPEAL by Sean Sexton care of Matt Fitzpatrick of 8 Carmichael Lane, Mallow, County Cork against the decision made on the 7th day of November, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, entrance, wastewater treatment unit and percolation area and all associated site works at Knocknasuff, Waterloo, Blarney, 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 identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and in the Metropolitan Cork Greenbelt, as designated in the Cork County Development Plan 2014, where it is the policy of the planning authority to restrict housing to certain categories of applicant in accordance with the objectives set out in the Plan. It is considered that the applicant does not come within the scope of the criteria for a house at this rural location, and the proposed development would, therefore, contravene objective RCI 4-1 of the Development Plan, and would be contrary to the provisions of the Ministerial Guidelines. The proposed development, in the absence of any identified locally-based need for a house at this rural location, 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 unserved rural location. 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 2017.