

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/05935

An Bord Pleanála Reference Number: PL 04.247755

APPEAL by Joshua Barry of Willow Wood, Corran, Waterfall, County Cork against the decision made on the 24th day of November, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: The construction of a dwellinghouse, a garage for domestic purposes, installation of a domestic wastewater treatment system and the carrying out of all associated site works at Corran, Waterfall, 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

1. It is the policy of the planning authority as set out in the current Cork County Development Plan to restrict ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, the proposed development would consolidate and contribute to the build-up of ribbon development in an open rural area. The proposed development would, therefore, materially contravene an objective in the current Cork County Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. The site is located in an area which has been identified as being a Rural Area under Strong Urban Influence in the current Cork County Development Plan. Taken in conjunction with existing and permitted development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and 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.