

Board Order PL 04.247796

Planning and Development Acts 2000 to 2017 Planning Authority: Cork County Council Planning Register Reference Number: 16/05961

Appeal by Brian Woods of Lisgoold Lower, Leamlara, County Cork against the decision made on the 5th day of December, 2016 by Cork County Council to grant subject to conditions a permission to Yvonne Manning care of Hogan Carroll Architects of Farran House, Cork Road, Middleton, County Cork.

Proposed Development: Construction of a detached two-storey dwelling, waste water treatment system and associated percolation area, a new vehicular entrance to proposed site from the existing public road, along with all associated site works at Lisgoold North, Lisgoold, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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 site is located within an 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 April 2005, and as designated by the 2014 Cork County Development Plan. In such areas, it is policy to distinguish between urban-generated and rural-generated housing need. It is an objective of the Cork County Development Plan 2014, as set out under policy objectives RCI 2-2 and RCI 4-2, to retain the remaining capacity in these rural areas for applicants with a genuine rural-generated housing need. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant has not demonstrated a rural-generated need for a house at this rural location. Furthermore, having regard to the pattern of development in the vicinity, it is considered that the erection of a house on the subject site would exacerbate a trend towards the creation of random residential development in this rural area, outside the village of Lisgoold. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contravene the provisions of the development plan, and would 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