

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/06486

An Bord Pleanála Reference Number: PL 04.247798

APPEAL by Liam Kingston care of Hegarty and Horgan of Law Chambers, Kinsale, County Cork against the decision made on the 1st day of December, 2016 by Cork County Council to grant subject to conditions a permission to Declan and Martina Healy of 1 Southwinds, Maryborough Woods, Douglas, Cork.

PROPOSED DEVELOPMENT: The construction of storey and a half type dwellinghouse, garage and all associated site works at Scart, Ballinhassig, 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

It is the policy of the planning authority, as expressed in the current Cork County Development Plan 2014 – 2020, to restrict rural housing development to certain categories of applicants and to restrict the number of houses in these rural areas to a single house for each applicant. The applicants previously received planning permission for a house in the local area in 2006 and would, therefore, not come within the scope of the rural housing need criteria as set out in the Development Plan or the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. Neither would the applicants satisfy the requirements of Policy RCI 4-2 (d) of the Cork County Development Plan, 2014 – 2020 in relation to housing need. It is considered that the proposed additional dwelling would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed, would be contrary to national and county policies 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.