



An  
Bord  
Pleanála

**Board Order  
PL 04.247951**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 16/06333**

**Appeal** by Brendan and Margaret Brady of Knockmullane, Innishannon, County Cork against the decision made on the 11<sup>th</sup> day of January, 2017 by Cork County Council to grant subject to conditions a permission to John and Catherine McCarthy care of CEA Engineers and Architects of 15 Mill Road, Middleton, County Cork.

**Proposed Development:** Construction of a dwellinghouse, a domestic garage, new site entrance and septic tank and all other associated site works at Knockmullane, Innishannon, 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**

1. Having regard to the location of the site within 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 in April, 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

