

Board Order PL 88.249251

Planning and Development Acts 2000 to 2017 Planning Authority: Cork County Council Planning Register Reference Number: 16/779

Appeal by Jonathan Self of Drombeg House, Glandore, County Cork and by Conor Kinsella of Tralong House, Tralong, Rosscarbery, County Cork against the decision made on the 23rd day of August, 2017 by Cork County Council to grant subject to conditions a permission to Noel and Nora Flavin of Gallane, Rosscarbery, County Cork.

Proposed Development: Construction of a dwellinghouse adjoining existing agricultural structure, wastewater treatment system and all associated site development works at Tralong, Rosscarbery, County Cork as amended by the further public notices received by the planning authority on the 31st day of July, 2017 which included the following: revised house plans, additional information with regard to the wastewater treatment system and details on the applicants' background.

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. The site of the proposed development is located on an exposed and prominent headland of high scenic quality, which is highly visible from Tralong Bay and the surrounding area, and which makes a significant contribution to the setting of Tralong Bay. It is considered that the erection of a house in this visually vulnerable coastal location, which is open to views from the bay and the surrounding area, in an undeveloped, prominent headland position that is unsuitable for the development of a house, would seriously injure the visual amenities of the area, would represent an undesirable precedent for similar unsuitable development, and would materially contravene Objective GI 6-1 as set out in the Cork County Development Plan, 2014 which seeks to protect the visual and scenic amenities of County Cork's built and natural environment. The proposed development of the area.

2. Having regard to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, to the location of the site within a 'Tourism and Rural Diversification Area' as set out in the Cork County Development Plan, 2014, to the aims and objectives of the planning authority's rural settlement strategy in relation to housing in such areas, as set out in the Development Plan, and on the basis of the information submitted with the planning application and the appeal, it is considered that the applicants do not come within the scope of the housing need criteria set out in the Guidelines or the Development Plan for a house at this rural 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 provisions of the said Ministerial Guidelines, would contravene the objectives 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 2018