



An  
Bord  
Pleanála

**Board Order**  
**PL 04.249316**

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/05883**

**Appeal** by Fiona Falvey care of Terry Falvey of 13 Heatherfield, Carrigaline, County Cork against the decision made on the 11<sup>th</sup> day of September, 2017 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Change of use of an existing stable to a single bungalow dwelling, alterations to the existing roof, alterations to existing doors and windows, a wastewater treatment plant and associated site works at “Poppyfield”, Raheenering, Monkstown, 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. The site is located within the Metropolitan Cork Greenbelt as delineated in the current Cork County Development Plan 2014, which is generally to reserve such areas for agricultural, open space and recreational uses, and to retain the open and rural character. It is the policy of the Council, as set down in the County Development Plan and the Ballincollig/Carrigaline Municipal District Local Area Plan 2017, to restrict housing within greenbelt areas to those with an “exceptional rural generated housing need”, who comply with one of the identified categories housing need set down in objective RCI 4-1. The applicant has not demonstrated compliance with the eligibility criteria, and as such, the proposed development would materially contravene the zoning objective for the area.
2. The proposed development would be contrary to the County Development Plan strategy, as set down at section 2.2.2.f and 2.2.3.b of the Ballincollig/Carrigaline Municipal District Local Area Plan 2017, to maintain the principles of the Metropolitan Cork Greenbelt, and to facilitate the development of the villages as set out in the Local Area Plans, so that the rate of future population growth complements the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.
3. The proposed development, through the consolidation of suburban-type backland housing, would set an undesirable precedent for other similar-type development in a rural area, which would militate against the preservation and functioning of the greenbelt, would lead to the demand for the uneconomic provision of services and community facilities outside of identified settlement areas and would, therefore, be contrary to the proper planning and sustainable development of the area.

