



An
Bord
Pleanála

Board Order
PL 04.249321

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/05746

Appeal by Anthony Crowley and Eileen Murnane care of Niamh Marum Architects of 3 Saint Mary's Villas, Richmond Hill, Cork against the decision made on the 31st day of August, 2017 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing shed and construction of a dormer style one and a half storey dwelling with single storey extensions. The development includes installation of two new wastewater treatment systems (for both new dwelling and adjoining site), bored well and all associated works on lands at Stoneview, Blarney, 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

Having regard to the pattern of development in the immediate vicinity and the location of the proposed site in a rural area under strong urban pressure, which is characterised by a significant number of individual houses, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would encourage and exacerbate the developing pattern of ribbon development, would be contrary 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, would lead to a proliferation of individual wastewater treatment systems in the immediate 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, represent haphazard and unplanned residential development in a rural area under pressure for urban development 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