

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Cork County

Planning Register Reference Number: 17/5679

An Bord Pleanála Reference Number: ABP-300111-17

APPEAL by Franz and Regina Limmer of Ballinascarty, Midleton, County Cork against the decision made on the 9th day of October, 2017 by Cork County Council to grant subject to conditions outline permission to Susan and Edmond O'Donovan care of CMG of Haus Bergsee, Hillside, Aghada, Midleton, County Cork.

PROPOSED DEVELOPMENT: Outline permission for a dwelling with onsite effluent disposal and percolation area, entrance onto public road and all associated site works at Ballynascarty, Midleton, County Cork.

DECISION

REFUSE outline 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

1. Having regard to the location of the site within an area classified as 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 2014, 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.
2. The proposed development is located along an unsurfaced minor road which is inadequate in width, alignment and structural conditions and would, therefore, endanger public safety by reason of traffic hazard.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.