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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 17/7152**

**APPEAL** by James Dorney care of OC Architects and Design Limited of Plus 10 Offices, 2A Drinan Street, Sullivan's Quay, Cork against the decision made on the 5<sup>th</sup> day of February, 2018 by Cork County Council to refuse permission.

**Proposed Development** Construction of a detached, two-storey four-bedroom dwellinghouse and associated wastewater treatment system, which includes a packaged wastewater treatment system and polishing filter, as well as all associated site works, which includes a new site entrance to the front of the site (from local road L2470) at Merrysfield, Ballynametagh, Monkstown, and at Hilltop, Ballynametagh, 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. Having regard to the location of the site within an 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 (2005), to its location within the Metropolitan Cork Greenbelt as designated in the Cork County Development Plan 2014-2020, and to National Policy Objectives of the National Planning Framework (February 2018) which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said Guidelines or in the current Cork County Development Plan for a house at this sensitive rural location and does not comply with National Policy Objectives. 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, contravene the provisions of the said Guidelines and the objectives of the National Planning Framework and the current Cork

County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**