



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/00048

APPEAL by Michael and Gillian Ryan care of Quentin Keohane of Sunrise, Reencarrigeen, Ballinascarthy, Clonakilty, County Cork against the decision made on the 13th day of July, 2018 by Cork County Council to refuse permission.

Proposed Development: Construction of a new dwellinghouse with associated landscaping, drainage and access to the public highway at Reencarrigeen, Ballinascarthy, Clonakilty, 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 a rural housing policy area defined as a “Tourism and Rural Diversification Area” in the Cork County Development Plan, 2014, where objective RCI 4-3 sets out the criteria for rural generated housing need for this area. 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 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, it is considered that the applicants do not come within the scope of the housing need criteria of objective RCI 4-3 of the Cork County Development Plan, 2014 and have not demonstrated an economic or social need to live in a rural area as prescribed by national policy or the Guidelines. 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. Having regard to the location of the proposed development onto a narrow unsurfaced laneway, which is off the local road network, it is considered that the proposed development would endanger public safety by reason of traffic hazard as it is considered that the sightlines available at the junction of the laneway with the public road are restricted and inadequate and the improvement and ongoing maintenance of sightlines on this junction are on lands not in the ownership or control of the applicants.

Maria FitzGerald

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

Dated this day of 2019.