



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04036

APPEAL by Ronan O’Sullivan of The Mall, Guileen, Whitegate, County Cork against the decision made on the 24th day of July, 2018 by Cork County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, entrance and proposed waste water treatment system and all associated site works at Finure, Whitegate, 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 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 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 and in particular the provisions as stated in objective RCI 4.2, it is considered that the applicant has not satisfactorily demonstrated that he comes within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location.

It is considered, therefore, that 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.

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

Dated this day of 2019.