



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/00246

APPEAL by Mary B. and Noreen O'Neill care of B. and J. Rochford of 19 Henry Street, Kenmare, County Kerry against the decision made on the 20th day of August, 2018 by Cork County Council to grant subject to conditions a permission to Claire Power care of DMCA Consultants Limited of Marino Street, Bantry, County Cork.

Proposed Development Construction of a dwelling house, installation of wastewater treatment system and all associated site works at Derrymihin East, Castletownbere, 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 a rural area under strong urban influence and located within greenbelt of Castletownbere in the Cork County Development Plan 2014, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. In the absence of such compliance, the proposed development 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that, notwithstanding the fact that the applicant and her family are from the local area, the applicant is currently employed in the urban area of Castletownbere, County Cork. The Board considered, as a result, that the applicant has not demonstrated a genuine economic or social need to live in a rural area in compliance with the requirements of National Policy Objective 19.

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

Dated this day of 2019.