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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 18/05724**

**APPEAL** by Maura Hynes of Highfield House, Clonleigh, Kinsale, County Cork against the decision made on the 11<sup>th</sup> day of September, 2018 by Cork County Council to refuse permission.

**Proposed Development:** Construction of new single storey dwellinghouse, demolition of existing shed, sewerage treatment system, potable well, improvement to existing vehicular entrance and associated works at Clonleigh, Kinsale, 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 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 is 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 Cork County Development Plan 2014-2020 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 objectives of the Cork County Development Plan 2014-2020, would be contrary to the rural policy provisions of the National Planning Framework, 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                      2019.**