



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06977

APPEAL by Cathal and Michelle O'Brien of Raehills, Shanballyreagh, Knockraha, County Cork against the decision made on the 8th day of March, 2019 by Cork County Council to grant subject to conditions a permission to Roisin Kelly care of Denis Moran Design Limited of Derry, Berrings, County Cork.

Proposed Development: Construct a dwellinghouse, domestic garage with associated site works at Shanballyreagh, Knockraha, 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 current Cork County Development Plan and in 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 as set out in the National Planning Framework, which seeks 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, based on the information submitted with the application and the appeal, that the applicant does not comply with National Policy Objective 19. Furthermore, the proposed development, in the absence of demonstrable social or economic need for a house in this rural location, would contravene the provisions of the National Planning Framework, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to national policy and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.