



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/04389

APPEAL by Brendan Weathers of Kanturk Road, Banteer, County Cork against the decision made on the 16th day of April, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of a storey and a half dwellinghouse, detached domestic garage wastewater treatment and percolation area, entrance, drive and all ancillary site works at Shronebeha, Banteer, 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

The subject site is located within a 'Stronger Rural Area', as identified in the Cork County Development Plan, 2014, the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in April, 2005 and in the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018. National Policy Objective 19 aims to facilitate the provision of single housing in the countryside, based on the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area and that his housing need could not be met by residing in a nearby town or village. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Cork County Development Plan, 2014 or in national policy for a house at this location. The proposed development would, therefore, 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 and would negatively impact on the viability of smaller towns and villages.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019