



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 18/06458

APPEAL by Donal and Maura Murphy of Meenatarriff, Newmarket, County Cork against the decision made on the 20th day of May, 2019 by Cork County Council to grant subject to conditions permission to James and Patricia Biggane care of Corroon Architectural Consultants of 7 Chapel Lane, Mallow, County Cork.

Proposed Development To construct a new dwelling house with domestic garage, entrance, wastewater treatment unit with percolation area and all associated site and ancillary works, all at Meenatarriff, Newmarket, 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 pattern and density of individual housing development, including the proliferation of proprietary sewerage treatment systems, in the vicinity of the site, the site location in proximity to the town of Newmarket and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, which states that regard will be had to the viability of smaller towns and rural settlements when facilitating the provision of single housing in the countryside in rural areas not under urban influence, the Board is not satisfied that the applicants' housing needs could not be satisfactorily met in an established smaller town or village/settlement centre, particularly as they currently own and reside in a house in the town of Newmarket, approximately three kilometres to the east of the site in question. The proposed development would give rise to an excessive density of development, would contribute to the further encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would militate against the viability of smaller towns and rural settlements. The proposed development would, therefore, contravene the Ministerial Guidelines, and would be contrary to national policy and to the proper planning and sustainable development of the area.

Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.