



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05443

APPEAL by Ann Marie Drinan care of D.A. Kearney of Gleann na Geall Lodge, Ballady, Belgooly, County Cork against the decision made on the 24th day of September, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of a single storey dwellinghouse with access from a shared driveway and all ancillary site works including the installation of a wastewater treatment unit and percolation area at Kilnaglory, Ballincollig, 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

1. The subject site is located within a 'Metropolitan Greenbelt' which is an area under significant pressure for rural housing, as identified in the Cork County Development Plan, 2014. Furthermore, the site is located in an area that is designated as under urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in the National Planning Framework, where National Policy Objective 19 aims 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 documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated an exceptional housing need to live in this rural area as required under policy objective RCI 4-1 of the Development Plan. 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, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, when taken together with existing dwellings in the vicinity, would represent an excessive density of development in a landscape with limited capacity to assimilate further development, would contribute to the erosion of the rural landscape character of the area and would conflict with policy objective GI 6-1 of the Cork County Development Plan, 2014. The proposed development would establish an undesirable precedent for similar development in the area and would, therefore, 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 2020.