



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05970

APPEAL by MaryRose Cooney care of BCE Consultant Engineers Cork of Unit P5, Marina Commercial Park, Centre Park Road, Cork against the decision made on the 30th day of September, 2019 by Cork County Council to refuse permission.

Proposed Development: Construction of part two-storey/part single storey dwellinghouse with attached garage, wastewater treatment plant and associated services and site entrance at Ballygriggan, Castletownroche, 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 Stronger Rural Area, as identified in the Cork County Development Plan, 2014 and in the Sustainable Rural Housing Guidelines, issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy that applicants must demonstrate a housing need for the development of a house in the rural countryside. On the basis of the documentation submitted with the planning application and the appeal, and in the light of the planning history of the overall landholding of which the subject site formed a part (as outlined by the planning authority), it is considered that the applicant does not have a housing need to carry out the proposed development, and accordingly does not come within the scope of the housing need criteria as set out in the Development Plan and the national Guidelines. The proposed development would, therefore, be contrary to these Ministerial Guidelines, and contrary to the proper planning and sustainable development of the area.

2. By reason of its design, height and scale, and its location on rising ground within the landscape, and on the highest part of the applicant's stated landholding, and having regard to the designation of the area in the Cork County Development Plan, 2014 as being of High Landscape Value, it is considered that the proposed development, including its driveway, would be visually obtrusive and out of character with its surrounding landscape, and would not represent an appropriate form of development in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.