



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/04477

APPEAL by Eoin O'Hanlon care of John MacCarthy and Partners of 16 Mary Street, Cork, and by Denis and Brid Cudmore of The Anchorage, Harbour View, Kilbrielain, County Cork against the decision made on the 4th day of November, 2019 by Cork County Council to grant subject to conditions a permission to Lorna and Joseph Ryan care of Quentin Keohane of sunrise, Reencarrigeen, Ballinascarthy, Clonakilty, County Cork.

Proposed Development: Construction of a two-storey dwelling with associated landscaping, drainage and entrance at Garranefeen, Kilbrielain, 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. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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 viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would contravene policy RCI 6-3 of the Cork County Development Plan, 2014 which aims to prevent ribbon development. The proposed development would consolidate and contribute to the almost continuous road frontage type development along this section of the R600. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the site access which is inadequate to accommodate satisfactory sight lines, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.