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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/05449**

**APPEAL** by Pat Sweetnam of Kilgobbin, Ballinspittle, County Cork and by Donna Bennett of Kilgobbin, Ballinspittle, County Cork against the decision made on the 8<sup>th</sup> day of November, 2019 by Cork County Council to grant subject to conditions a permission to Gerard Coughlan care of O'Connor Engineering Services of Killaneetig, Ballinadee, Bandon, County Cork.

**Proposed Development:** Construction of dwellinghouse, on-site wastewater treatment system and associated site works at Kilgobbin, Ballinspittle, Kinsale, County Cork. The proposed development was revised by further public notices received by the planning authority on the 15<sup>th</sup> day of October, 2019.

## **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 extent of one-off housing in this rural location, to the location of the site within an area designated as an 'Area under Strong Urban Influence' in the Cork County Development Plan 2014 , to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to the National Policy Objectives of the National Planning Framework, adopted by the Government, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant do not come within the scope of the housing need criteria as set out in the Rural Housing Guidelines for a house at this rural location and do not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based need for the house in this rural area, would 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. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to national policy and would be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this                      day of                      2020**