



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00630

APPEAL by Lavinia Scheja care of DMCA Consultants Limited of Marino Street, Bantry, County Cork against the decision made on the 12th day of November, 2019 by Cork County Council to refuse permission to the said Lavinia Scheja.

Proposed Development: Permission for retention of change of use of Unit 3 of building number 1 at commercial storage park, from storage unit to residential unit, for use of facility manager, all at Maulnaskeha, Drimoleague, 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 identified as a Transitional Rural Area in the Cork County Development Plan 2014, to the categories of housing need provided for within the Plan for such areas, and to the provisions of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in 2005 relating to rural generated housing need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan and Guidelines for a residential unit at this rural location. The proposed development, in the absence of any identified locally based need for the residential unit, 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, thus, be contrary to the rural policy provisions of the Cork County Development Plan and the Sustainable Rural Housing Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the siting of the proposed development within a structure comprising commercial storage uses and the incompatibility of these uses with residential use, the orientation and layout of the residential unit and the associated limited fenestration provisions, and the lack of internal storage and external private amenity space, it is considered that the proposed development would provide a substandard form of accommodation for the occupants of the residential unit and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contravene materially a condition attached to an existing permission for development, namely condition number 2 attached to the permission granted by Cork County Council under planning register reference number 16/00486. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.