



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05590

APPEAL by Terence and Patricia King care of Killian Kelly of 1B Ashgrove Park, Bishopstown, Cork against the decision made on the 27th day of November, 2020 by Cork County Council to refuse permission.

Proposed Development: Construct a single storey dwellinghouse, site entrance, install a domestic wastewater treatment system and all associated site works at Coastguard House, Roberts Cove, Minane Bridge, 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

The subject site is located within a rural area under strong urban influence 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 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 application and the appeal, the Board is not satisfied that the applicants have demonstrated a genuine housing need to live in this rural area as required under policy objective RCI 4-2 of the Development Plan. It is considered, therefore, that the applicants do 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.

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

Dated this day of 2020