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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/05627**

**APPEAL** by Janis Versis care of McCarthy Engineering of “Shandon”, 138 South Douglas Road, Cork against the decision made on the 17<sup>th</sup> day of February, 2020 by Cork County Council to refuse permission to Janis Versis.

**Proposed Development** Demolition of the former creamery and construction of a detached dwelling house, vehicular entrance, waste water treatment unit and all associated site works, all at former creamery, Gortroche, Ballyhooly, 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 outside the boundary of the village of Ballyhooly and within a Stronger Rural Area, where it is the policy of the planning authority, as set out in objective RCI 4-4 of the Cork County Development Plan 2014, to restrict rural housing development to certain limited categories of applicants, and where it is an objective that such applicants must satisfy the planning authority that their proposal constitutes a genuine rural-generated housing need, based on their social and/or economic links to a particular rural area. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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.

On the basis of the documentation submitted by the applicant in the course of the application and appeal, including the nature and location of his employment, it is considered that the applicant has not demonstrated any rural-generated economic and social need to live at this specific rural location, or that the applicant's housing needs could not be satisfactorily met in a smaller town or settlement, such as the nearby village of Ballyhooly or the towns of Rathcormac or Fermoy. The proposed development would, therefore, be contrary to objective RCI 4-4 of the County Development Plan 2014 and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

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

**Dated this            day of            2020.**