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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 20/39752**

**APPEAL** by Nicky Doyle care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 12<sup>th</sup> day of February, 2021 by Cork City Council to refuse permission.

**Proposed Development:** Permission for the proposed demolition of an existing garage/store and for the construction of a single storey dwellinghouse at Killard, Blarney , 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 substantial amount of one-off housing already existing in this rural area, which is not zoned for residential development, it is considered that the proposed development would constitute haphazard backland development that would mitigate against the residential amenities of the area and would give rise to overconcentration of residential development in this green belt area. The proposed development would be contrary to the green belt objectives in the Cork County Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
2. Having regard to the location of the site both within the Metropolitan Cork Green Belt around Cork City and near to the settlement of Blarney, to Objective RCI 4-1 as set out in the Cork County Development Plan 2014 and to National Policy Objective 19 of the National Planning Framework, it is considered that the applicant does not come within the scope of exceptional housing need criteria for a house at this location and also has not demonstrated an economic or social need to live in this area. The proposed development would, therefore, be contrary to

the Cork County Development Plan 2014, to Ministerial Guidelines and to the over-arching national policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Terry Prendergast*

**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *30<sup>th</sup>* day of *July* 2021.

