

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00077

APPEAL by Sinead and Thomas Hennessy care of John J. O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, County Cork against the decision made on the 30th day of March, 2021 by Cork County Council to refuse permission.

Proposed Development: Demolition of ruinous dwelling/shop including decommissioning of unauthorised septic tank and construction of dwelling and detached hobby/studio annex with installation of wastewater treatment system and associated sitework at Rerrin, Bere Island, Beara, County Cork.

Decision

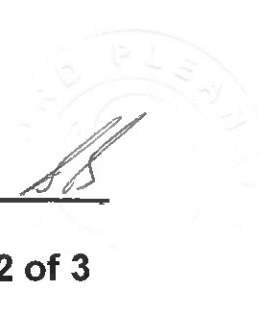
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered



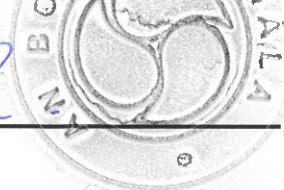
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The site is located in Rerrin on Bere Island which is not designated as a settlement in the West Cork Municipal District Local Area Plan, 2017, and is within an area designated as a "Tourism and Rural Diversification Area" in the Cork County Development Plan, 2014. Objective RCI 4-3 of the development plan sets out the criteria for rural generated housing need for this area. Having regard 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 National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, it is considered that the applicants do not come within the scope of the housing need criteria as set out in objective RCI 4-3 of the development plan, and have not demonstrated an economic or social need to live in a rural area as prescribed by national policy or the Guidelines.



The proposed development would, therefore, materially contravene the development plan objective and would be contrary to the proper planning and sustainable development of the area.

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

Dated this *12th* day of *August* 2021.