

Planning and Development Acts 2000 to 2020

Planning Authority: Cork City Council

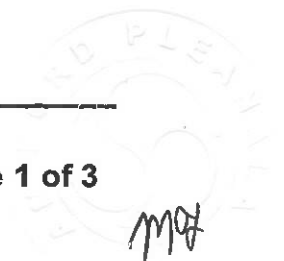
Planning Register Reference Number: 21/39997

APPEAL by Vivienne Galvin care of Paul Byrne Planning Limited of 97 Woodfield, Station Road, Blarney, County Cork against the decision made on the 10th day of May, 2021 by Cork City Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, entrance driveway, boundary treatments, landscaping, wastewater treatment plant and all other ancillary site development works at Dartry Cottage, Faggot Hill, Clogheen, Cork.

Decision

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

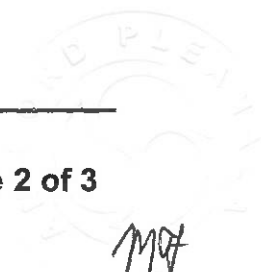


Matters Considered

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 the Metropolitan Cork Green Belt as designated in the current Cork County Development Plan and 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 National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the exceptional housing need criteria for a house at this location as set out in development plan objective RCI 4-1. The proposed development would, therefore, be contrary to the Cork County Development Plan, 2014, to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, the rural policy provisions of the National Planning Framework and to the proper planning and sustainable development of the area.



2. Having regard to the extent of one-off housing existing and permitted in the immediate vicinity in a rural area which is within the green belt of metropolitan Cork, it is considered that the proposed development would constitute and exacerbate the pattern of haphazard backland development that would militate against the amenities of the area and give rise to an over concentration of residential development in this green belt area. The proposed development would contravene the development plan objectives for the green belt area as set out in current County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

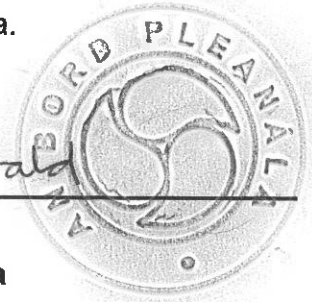
Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 28th day of Sept. 2021.