

An  
Bord  
Pleanála

**Board Order**  
**ABP-310437-21**

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 21/040012**

**APPEAL** by Aisling and Dean Foley care of Gerald McCarthy Architects of 72 Main Street, Macroom, County Cork against the decision made on the 12<sup>th</sup> day of May, 2021 by Cork City Council to refuse permission.

**Proposed Development:** Construction of a detached dwellinghouse, new propriety treatment unit and polishing filter, alterations and relocation of existing entrance, landscaping and all ancillary site development works, at Knocknasuff, Blarney, County Cork.

## **Decision**

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

## **Matters Considered**

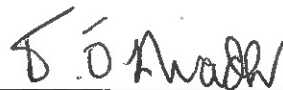
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. Taken in conjunction with existing and permitted development in the area and specifically along this stretch of roadway, the proposed development together with the existing development to the north, the east, and the south of the site of the proposed development would add to an undesirable level of linear development along this short stretch of road, would constitute ribbon development, would contravene Objective RCI 6-3 as set out in the current Cork County Development Plan and would also constitute an excessive density of development in a rural area where there are no public sewerage facilities. The intensification of this pattern of development would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. 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 give rise to erosion of the green belt, would militate against the preservation of the rural environment, would seriously injure the visual amenities of the area and would give rise to an over-concentration of residential development in a rural area. The proposed development would also be contrary to the green belt objectives set out in the current Cork County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



3. The site is located in a "Rural Area under Strong Urban Influence" in the current Cork County Development Plan. It is national policy in such areas under urban influence, as set out in National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in such rural areas under urban influence. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area in the context of National Policy Objective 19.



**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this 20<sup>th</sup> day of October, 2021.