

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06414

APPEAL by Michael Archdeacon of Gortmore, Banteer, County Cork against the decision made on the 26th day of July, 2021 by Cork County Council to grant subject to conditions a permission to Paul Ryan care of Alan Scuffins of Rahan, Mallow, County Cork.

Proposed Development: To construct a dwelling, domestic garage and all associated site works at Gortmore Townland, Banteer, County Cork.

Decision

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

Reasons and Considerations

Having regard to the location of the site within a Stronger Rural Area as designated in the Cork County Development Plan 2014, to the relevant provisions of the Kanturk Mallow Municipal District Local Area Plan, to National Policy Objective 19 of the National Planning Framework, and to the

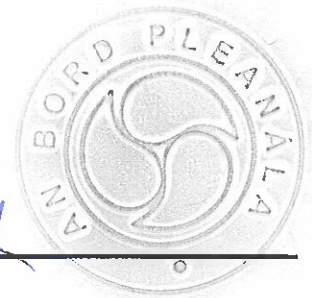
'Sustainable Rural Housing Guidelines for Planning Authorities where it is the policy to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in rural areas under urban influence, regard being had to the viability of smaller towns and villages and in other areas having regard to siting and design criteria and the viability of smaller towns and villages, it is considered, on the basis of the documentation submitted with the application and the appeal, that the applicant has not demonstrated a genuine housing need to live in this specific rural area or that the housing needs of the applicant could not be met within an established settlement. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in national policy for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and the viability of smaller rural settlements. The proposed development would be contrary to overarching national policy having regard to the provisions of the statutory development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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



Dated this 18th day of June 2022