



An
Bord
Pleanála

Board Order
ABP-311193-21

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40257

APPEAL by Aimee Corcoran care of Brian O'Kennedy and Associates Limited of Shannon House, Church Road, Douglas, Cork against the decision made on the 29th day of July, 2021 by Cork City Council to refuse permission.

Proposed Development: Construction of a two-storey dwelling house, detached garage, waste-water treatment system, and associated site works at Clash Road, Curraheen, Cork. Further public notices were received by An Bord Pleanála on the 27th day of September, 2021.

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

Having regard to:

- (a) the location of the site within the “Metropolitan Cork Green Belt” which is an area under the most significant urban pressure for rural housing, as identified in the Cork County Development Plan 2014,
- (b) Objective RCI 5-2 of the Cork County Development Plan 2014 which sets out the purpose of the Metropolitan Cork Green Belt, including the prevention of urban sprawl,
- (c) Objective RCI 5-3 of the Plan which seeks to preserve the character of the Metropolitan Cork Green Belt and to reserve generally for uses as agriculture, open space, recreation uses, and protection/enhancement of biodiversity,
- (d) Objective RCI 6-3: Ribbon Development which outlines a presumption against development which would contribute to or exacerbate ribbon development,
- (e) the location of the site in an un-serviced rural area which is not zoned for development, and
- (f) the substantial number of one-off housing units already existing in this rural area,

it is considered that the proposed development would exacerbate suburban style ribbon development in this un-serviced area, would contribute to the incremental erosion of the green belt and militate against the preservation of the rural environment, would materially contravene the stated green belt objectives of the Development Plan, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 12th day of January 2022

