

An
Bord
Pleanála

Board Order
ABP-311681-21

Planning and Development Acts 2000 to 2021

Planning Authority: Cork City Council

Planning Register Reference Number: 21/40389

APPEAL by Olan Ahern of Ballinvriskig, White's Cross, Country Cork against the decision made on the 21st day of September, 2021 by Cork City Council to refuse/outline permission.


Proposed Development: Construction of a single-storey dwellinghouse, domestic wastewater treatment system and all associated site works at Ballinvriskig, White's Cross, County Cork.

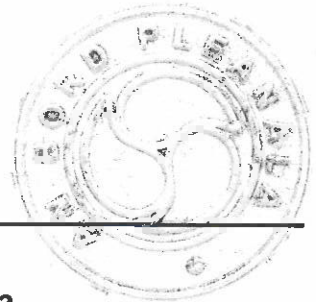
Decision

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

Reasons and Considerations

Objective RCI 5-2 of the Cork County Development Plan 2014-2020 sets out the purpose of the Metropolitan Cork Greenbelt, including the prevention of urban sprawl. Objective RCI 5-4 of the plan recognises that the granting of regular exceptions to Greenbelt policies would incrementally erode the Greenbelt. Having regard to the location of the site within the Metropolitan Greenbelt, and to the extent of existing and permitted development in the vicinity, it is considered that the proposed development would consolidate an unwarranted and excessive concentration of suburban style development in this area, which would undermine the specific purpose and character of the Greenbelt lands. The proposed development would, therefore, contravene the stated objectives of the development plan, which seek to control urban sprawl and which policies are considered reasonable. 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 15th day of June 2022.