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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: T.P. 22/40945**

**APPEAL** by Mary Holly of Aghana, Old Kerry Road, Tower, Blarney, Cork and by Anthony Morrissey of 8 Lia Fail, Kerry Road, Tower, Cork against the decision made on the 10<sup>th</sup> day of May, 2022 by Cork City Council to grant subject to conditions a permission to Whitebon Developments Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork.

**Proposed Development:** The demolition of an existing single storey dwelling house and ancillary outhouse, and the construction of a replacement four-bedroom, 1.5 storey dwelling house, with ancillary soakaways and all other ancillary site development works at St. Anthony's, Coolflugh, Kerry Road, Tower, Cork.

**Decision**

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

## Reasons and Considerations

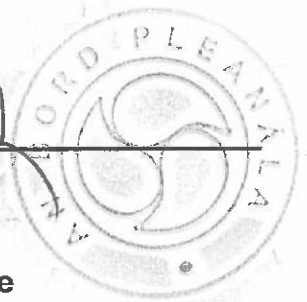
1. Having regard to National Policy Objective 19 of the National Planning Framework (2018) to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, and the site's land use zoning objective ZO 20 City Hinterland, Objective 3.13 Rural-Generated Housing and Section 11.136 (Replacement Dwelling) of the Cork City Development Plan 2022-2028, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said planning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be inconsistent with the Cork City Development Plan 2022-2028 objectives regarding the demolition of existing residential dwellings, whereby the applicant has failed to provide a strong justification for the demolition of a habitable dwelling. 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 29<sup>th</sup> day of June 2023.