

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 21/06507

APPEAL by Andy and Helen Shinnick care of Andrew Shinnick of 21 Amberley Drive, Grange, Douglas, County Cork against the decision made on the 23rd day of May, 2022 by Cork County Council to refuse permission.

Proposed Development: Construction of a domestic dwellinghouse, domestic garage/fuel store and all associated site works at Gurteen, Ballyhooly, County Cork.

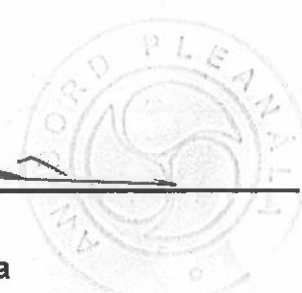

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the Cork County Development Plan 2022-2028, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or the development plan (Objective RP 5-4: Rural Area under Strong Urban Influence and Town Greenbelts refers) for a house at this location. The proposed development, in the absence of any identified locally based need for a 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent and elevated location of the site, in an area of high landscape value as identified in Figure 14-2 of the Cork County Development Plan 2022-2028, and where Objective GI 14-9 (Landscape) of the development plan seeks to protect the visual and scenic amenities of the county's built and natural environment, together with the extensive cutting of the site to accommodate the proposed development, the Board is not satisfied that the proposed development would comply with the above requirements. The proposed development would be visually obtrusive, would visually detract from the scenic and visual quality of the high value landscape in the area, would be contrary to the objectives of GI 14-9 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 29 day of August 2023.