

An  
Bord  
Pleanála

Board Order  
ABP-313888-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/04714**

**APPEAL** by Maria Guerin of Ballygibbon, Blarney, County Cork against the decision made on the 26<sup>th</sup> day of May, 2022 by Cork County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse, domestic garage, new entrance, wastewater treatment system together with all other ancillary site works at Ballygibbon, Blarney, County Cork.

## **Decision**


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

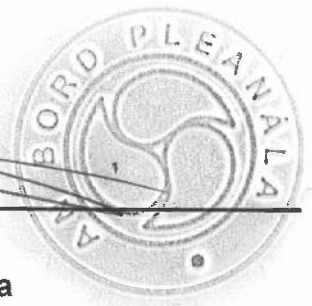
## Reasons and Considerations

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 within the Metropolitan Greenbelt 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 applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the development plan (Objective RP 5-3 refers) for a house at this location. It is considered that the applicant's circumstances do not meet with the criteria of Policy Objective RP 5-3 (County Metropolitan Cork Strategic Planning Area) of the development plan, as it relates to the construction of a house in the Metropolitan Greenbelt, as the site is being purchased subject to planning and does not comprise part of a family landholding. Notwithstanding the additional information submitted by the applicant, it is considered that the proposed development, if permitted in an area where there are no existing public water services, including sewage and water supply, would result in an excessive concentration of sub-urban development within the Greenbelt, eroding the open and rural character of the Metropolitan Greenbelt as established. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to the provisions of Objectives CS 2-3 (c), RP 5-11, RP 5-12 and RP 5-13 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to both:
- (a) the location of the subject site, and
  - (b) the associated visual impact of the required setting back of the existing roadside boundary, to achieve adequate sight distances in both directions,

it is considered that the proposed development would be contrary to the provisions of Objective GI 14-9 of the Cork County Development Plan 2022-2028, which seeks to protect the visual and scenic amenities of County Cork's built and natural environment. The proposed development 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 *01* day of *September* 2023.