



An
Bord
Pleanála

Board Order
ABP-314287-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/4403

APPEAL by Aidan Cregan care of Michael MacSweeney of Knockanenakirka, Dounorney, Midleton, County Cork against the decision made on the 11th day of July, 2022 by Cork County Council to refuse permission.

Proposed Development: Construction of a dwelling, new vehicle entrance, sewerage treatment unit, private well and all associated site works, all at Fahydorgan, Carrigtwohill, County Cork.

Decision

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

Reasons and Considerations

Having regard to:

- (a) the location of the site in a rural area within the County Metropolitan Cork Greenbelt as designated in the Cork County Development Plan 2022-2028, an area which is under the strongest urban pressure for rural housing as detailed in Objective RP 5-3 of the development plan,
- (b) the absence of supporting documentary evidence on file demonstrating a local housing need based on the applicant's social and/or economic links to this particular rural area in terms of compliance with the categories of housing need set out in Objective RP 5-3 of the development plan,
- (c) National Policy Objective 19 of the National Planning Framework (2018) which seeks 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 having regard to the viability of smaller towns and rural settlements, and
- (d) the location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2005,

the Board is not satisfied, on the basis of the information submitted in connection with the planning application and the appeal, that the applicant's proposal constitutes an exceptional rural generated housing need as required by Objective RP 5-3 of the development plan, or comes within the scope of either economic or social housing need criteria as set out in the National Planning Framework, or that the applicant has demonstrated that they are a person who is an intrinsic part of the rural community in accordance with the

provisions of the Sustainable Rural Housing Guidelines for Planning Authorities. The proposed development, in the absence of any identified locally based need for a house at this location, would contravene policy objective RP 5-3 of the Cork County Development Plan 2022-2028, would result in a haphazard and unsustainable form of development in an unserviced area, 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, and would undermine the settlement strategy set out in the development plan. 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 *19th* day of *October* 2023.