

An
Bord
Pleanála

Board Order

ABP-315505-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

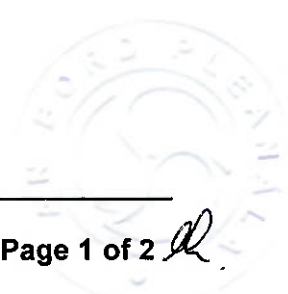
Planning Register Reference Number: 22/06297

Appeal by Colin Archer of 5 Pairc Na Gleann, Ballycotton, County Cork against the decision made on the 5th day of December, 2022 by Cork County Council to refuse permission.

Proposed Development: Construction of a single storey dwelling, new site entrance, installation of a new wastewater treatment unit and associated site works, all at Ballycotton, County Cork.

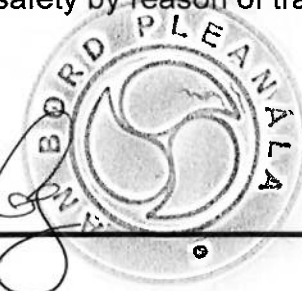

Decision

REFUSE permission for the above proposed development in accordance with 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 current Cork County Development Plan, 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, 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 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 location of the proposed development at the end of a narrow unsurfaced laneway currently serving agricultural land, to the length and alignment of the laneway and to the additional traffic movements that the proposed development would generate on the laneway, it is considered that the proposed development would endanger public safety by reason of traffic hazard.



Mick Long
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this *29th* day of *January*, 2024.