

An
Bord
Pleanála

Board Order
ABP-315578-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41492

Appeal by Mike O'Leary care of O'Shea Leader Consulting Engineers of 38 Eastgate Drive, Eastgate Business Park, Little Island, Cork against the decision made on the 14th day of December, 2022 by Cork City Council to refuse permission.

Proposed Development: Construction of a dwelling, garage with storage, vehicle entrance, private bore well, treatment plant and all associated site works, all at Woodside, Carrigrohane, Cork.

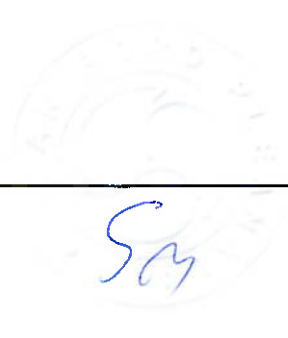
Decision

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

Reasons and Considerations

1. Having regard to:
 - (a) Objective 3.13, Sections 3.51, 3.52 and 3.53 (Housing in the City Hinterland) of the Cork City Development Plan 2022-2028 which seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with criteria under which it is the policy objective to facilitate rural housing in this rural area under strong urban pressure, and
 - (ii) the pattern of development in the area which is considered to have the characteristics of rural areas under strong urban pressure, and a significant degree of one-off rural housing,

it is considered that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with the policies and objectives of the development plan. 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 contravene the provisions of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development is sited along the Cork City Scenic Route HVP3, to which Objective 6.15 of the Cork City Development Plan 2022-2028 applies. This objective seeks to protect the character of these views and prospects obtainable from the scenic routes. This objective is considered to be reasonable. The proposed development, which is not related to the amenity potential of the area, or the use of the area for agriculture, would be contrary to this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

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

Dated this 22 day of March 2024.