

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/6420

APPEAL by Jeremy Connolly of Knockroe, Bandon, County Cork against the decision made on the 16th day of December, 2022 by Cork County Council to refuse permission.

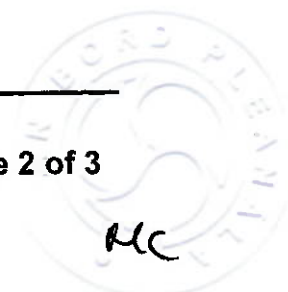
Proposed Development Construction of a new dwelling house, septic tank, percolation area and all associated siteworks for the purposes of housing a farm manager, all at Knockroe, Bandon, County Cork.

Decision


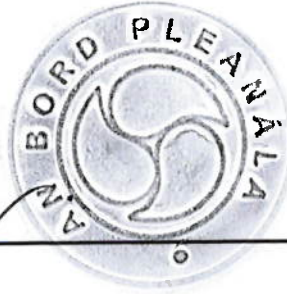
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The site of the proposed development is located within an area identified as a 'Rural Area under Strong Urban Influence', as set out in the Cork County Development Plan 2022 - 2028, and as also identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, an area where housing is restricted to persons demonstrating local need in accordance with the criteria set out in Objective RP 5-4 of the current Development Plan for the area. Having regard to the information submitted with the application and the appeal, it has not been demonstrated that the applicant comes within the scope of the housing need criteria for a house at this location, as set out in Objective RP 5-4, or as set out in the Guidelines. The proposed development 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. The site of the proposed development is located within an area identified as a 'Rural Area under Strong Urban Influence' as set out in the Cork County Development Plan 2022 - 2028, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion, as set out in the Cork Rural Design Guide, which guidance is considered reasonable. Having regard to the topography of the site and the elevated positioning of the proposed development, and notwithstanding the low-rise scale of the proposed dwelling, it is considered that the proposed development, particularly by reason of its flat roof design, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would militate against the preservation of the rural environment, and would not be in accordance with Objective RP5-22 of the current Development Plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 29th day of January 2024.