

An  
Bord  
Pleanála

## Board Order ABP-315898-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/721**

**Appeal** by Sara Williams care of DMCA Consultants Limited of 8 Marino Street, Bantry, County Cork against the decision made on the 30<sup>th</sup> day of January, 2023 by Cork County Council to refuse permission.

**Proposed Development:** Temporary retention of existing mobile home for period of two years, retention of detached garage, retention of two small, detached garden stores, construction of dwelling and associated site works, all at Willowbrook, Greenmount, Ballydehob, County Cork.

### **Decision**

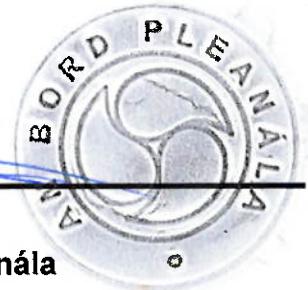
**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the location of the site in a 'Tourism and Rural Diversification Area' where housing is restricted to persons demonstrating local need in accordance with the Cork County Development Plan 2022-2028, and within a Stronger Rural Area as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government (2005), it is considered that the applicant does not come within the scope of the housing need criteria as set out in Objective RP 5-5 of the development plan or the Guidelines for a house at this location. The development proposed to be retained and the proposed development, in the absence of any identified locally based need for a dwellinghouse, 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 development proposed to be retained and 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 12<sup>th</sup> day of February 2024.