

An  
Bord  
Pleanála

Board Order  
ABP-316097-23

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 2241666**

**APPEAL** by Deirdre Holton and Tim Morley care of QDM Architecture of 19 South Mall, Cork against the decision made on the 23rd day of February, 2023 by Cork City Council to refuse permission.

**Proposed Development:** Construction of a new storey-and-a-half dwelling, new vehicular entrance, domestic wastewater treatment system and associated site works, all at 1 Cluain na Greine, Ballincroilig, Whites Cross, Dublin Pike, Cork.

## **Decision**

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



P.C.

## Reasons and Considerations

Having regard to:

- (a) the location of the site within a rural area under 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,
- (b) the location of the site in an area subject to the ZO 20: City Hinterland zoning objective under the Cork City Development Plan 2022-2028, and to related development plan policies and objectives which seek to discourage urban generated housing in rural areas outside of designated settlements, and
- (c) National Policy Objective 19 of the National Planning Framework (2018) which, for rural areas under urban influence, 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,

the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicants have a demonstrable economic or social need to live in this rural area. It is considered that the applicants do not come within the scope of the local need criteria as set out in the Cork City Development Plan 2022-2028 and that the proposed development does not comply with National Policy Objective 19.

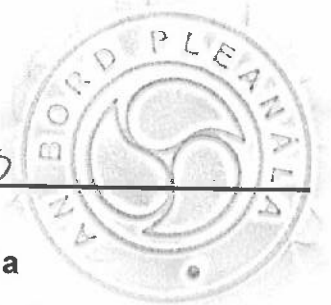
The proposed development would, therefore, contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *21* day of *July* 2023.