



An
Bord
Pleanála

Board Order

ABP-316172-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/41724

Appeal by Tony and Catherine McKeon care of P.J. Jordan and Associates of "Whitehall", Cork Road, Midleton, County Cork against the decision made on the 20th day of March, 2023 by Cork City Council to refuse permission.

Proposed Development: Erect a single storey dwellinghouse, domestic garage, domestic vehicular entrance, treatment system and percolation area, and all associated site works, all at Lehenagh More, Togher, Cork.

Decision

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

Reasons and Considerations

Having regard to Objective 3.13 (Rural Generated Housing), Sections 3.51, 3.52 and 3.53 (Housing in the City Hinterland) of the Cork City Development Plan 2022-2028 which seeks to restrict the development of rural housing in areas designated as being under strong urban pressure, it is considered that the applicants have not sufficiently demonstrated an exceptional or justifiable economic or social need to live in a rural area and that the proposed development would not comply with policies and objectives of the development plan. The proposed development would also contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment, as well as 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.



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5TH day of March 2024.