



An
Bord
Pleanála

Board Order ABP-317342-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/04087

Appeal by Declan Browne of Glenview, Guileen, Whitegate, County Cork against the decision made on the 22nd day of May, 2023 by Cork County Council to grant subject to conditions a permission to Aisling McGinley care of JK Design of Currahoo, Ballinspittle, County Cork.

Proposed Development: Construction of a detached single-storey dwelling, detached garage, new entrance, wastewater treatment system and all ancillary site works, all at Glanturkin, Guileen, Whitegate, County Cork.

Decision

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

Reasons and Considerations

The site of the proposed development is located within a rural area of strong urban influence and is, therefore, required to be assessed against Objective RP 5-4 of the Cork County Development Plan 2022-2028. Specifically, the applicant is required to demonstrate compliance with one of five categories of housing need as set out. The applicant is evidently seeking to demonstrate compliance with category 'd', being 'persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation', and while documentary evidence was submitted, in part, there is no evidence on file that the proposed house is for the applicant's first home for their permanent occupation. Accordingly, the Board is not satisfied that the applicant has demonstrated compliance with one of the required categories of housing need within the meaning of Objective RP 5-4. The proposed development would be contrary to the stated policy of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 22 day of May 2024.