

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/00231

APPEAL by Patrick Quinn and Eleanor Quinn of The Brambles, Gortyowen, Glandore, County Cork against the decision made on the 21st day of June, 2023 by Cork County Council to refuse permission.

Proposed Development: Permission for the construction of a dwellinghouse serviced by a septic tank and percolation area and all associated site works. Also temporary retention of current dwelling (a yurt) for a period of two years; all at The Brambles, Gortyowen, Glandore, County Cork.

Decision

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

Reasons and Considerations

Having regard to the location of the site in an area designated as a 'Tourism and Rural Diversification Area', in the Cork County Development Plan 2022-2028 and which is under considerable pressure for rural housing, and to Objective RP 5-5, as set out in the Development Plan, which 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, the Board is not satisfied, on the basis of the submissions made in connection with the application and the appeal, that the applicants' proposal constitutes a genuine rural generated housing need as required by Objective RP 5-5. It is considered that the proposed development, in the absence of any identified locally based need for a house at this location, would contravene Objective RP 5-5 of the Cork County Development Plan 2022-2028, would result in a haphazard and unsustainable form of development in an unserved area, would 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 undermine the settlement strategy, as set out in the Development Plan.

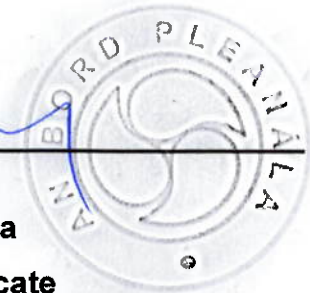
Furthermore, based on the submissions made in connection with the application and the appeal, the Board is not satisfied that exceptional health circumstances requiring the applicants to live at the proposed site or close to family support have been demonstrated, as required by Objective RP 5-10 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 17th day of June 2024.