

An
Bord
Pleanála

Board Order

ABP-317526-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/06091

Appeal by Carol Daly and others care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 13th day of June, 2023 by Cork County Council to grant subject to conditions a permission to Darragh McCarthy of Glenny, Riverstick, County Cork.

Proposed Development: Construction of a dwellinghouse, domestic garage, on site wastewater treatment unit and all associated site works, all at Coolkirky, Riverstick, County Cork.

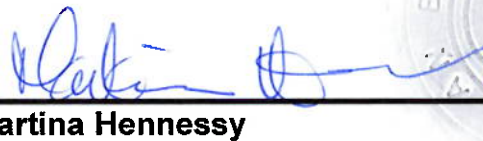
Decision

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

Reasons and Considerations

1. Having regard to the pattern of development in the immediate vicinity, the proximity of the site to the key village of Riverstick, and the location of the proposed site in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards the establishment of an excessive density of haphazard rural housing in an unzoned rural area which would lead to an erosion of the rural and landscape character of the area and which would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to Objective RP 5-24 of the Cork County Development Plan 2022-2028, which presumes against development which would contribute to or exacerbate ribbon development, and 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 20th day of March 2024.