

An
Bord
Pleanála

Board Order
ABP-318054-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/5352

APPEAL by Amanda (formerly Declan) Murphy care of Potter and Finn Consulting Agents of 1 Kingstown Close, Mitchelstown, County Cork against the decision made on the 24th day of August, 2023 by Cork County Council to refuse permission.

Proposed Development: Construction of a dormer dwellinghouse, wastewater treatment system, alterations to entrance and all associated works, all at Caherdrinny, Mitchelstown, County Cork.

Decision

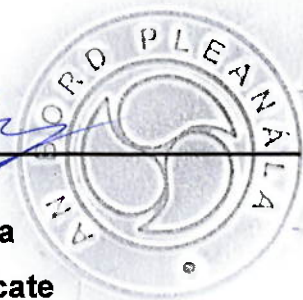
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the location of the site within a Stronger Rural Area 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, and in an area where housing is restricted to persons demonstrating local need in accordance with the Cork County Development Plan 2022-2028, specifically Objective RP 5-6 which facilitates the provision of rural housing for local rural people building in a Stronger Rural Area, the Board is not satisfied that the applicant would come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. Taking into consideration the absence of documentary evidence on the file outlining the applicant's need to live in this rural area, the Board is not satisfied that the applicant comes within the scope of either economic or social housing need criteria. The proposed development, in the absence of any identified locally based need for a house, 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 set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Brophy

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 17th day of June 2024.