

An  
Bord  
Pleanála

**Board Order**  
**ABP-318328-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork City Council**

**Planning Register Reference Number: 23/41991**

**Appeal** by Lionel and Bernadette Smith of Little Odessa, Coolmoreen, Innishannon, County Cork against the decision made on the 10<sup>th</sup> day of October, 2023 by Cork City Council to refuse permission for the proposed development.


**Proposed Development:** Construction of two-storey dwellinghouse, sewerage treatment system, create a new entrance and associated site works at Spur Hill, Doughcloyne, Togher, County Cork.

**Decision**

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


## Reasons and Considerations

1. The provisions of the Cork City Development Plan 2022-2028, specifically sections 3.53 and 3.54, set out criteria for the assessment of single houses in the City Hinterland. Having regard to the location of the site and the size of the landholding, it is considered that the proposed development would be contrary to these provisions. Furthermore, the Board considered that the applicant has not satisfactorily demonstrated that they have an exceptional, genuine and justifiable need for housing in an area designated as being under strong urban pressure, in compliance with the relevant rural housing policy and criteria set out in Objective 11.9 of the Cork City Development Plan 2022-2028 and National Policy Objective 19 of the national Policy Framework (2018). The proposed development would contravene these policies and objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would constitute haphazard backland development and would give rise to an undesirable pattern of suburban type development which would contribute to the erosion of the rural character of the area and set an undesirable precedent for similar developments in the area. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

  
Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 17<sup>th</sup> day of  2024.