

An
Bord
Pleanála

Board Order
ABP-318453-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/04672

APPEAL by Paul and Tricia Sanders of Clashadonna East, Youghal, County Cork and by others against the decision made on the 24th day of October, 2023 by Cork County Council to grant subject to conditions a permission to Keith Phelan (represented by the committee of Tony, Margaret and Lyndsey Phelan) care of Horgan Carroll Architects of Unit 3, Water's Edge, Midleton, County Cork.

Proposed Development: Construction of a part single storey/part two storey detached dwelling (with roof lights) with single storey car port and garage attached; a proposed wastewater treatment unit/septic tank and associated percolation area; proposed new vehicular entrance off adjoining road to serve the new dwelling; along with all associated site development works at Ballyvergan West, Youghal, County Cork.

Decision

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

Reasons and Considerations

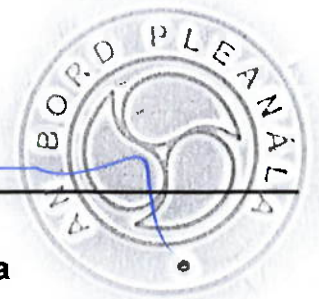
The site of the proposed development is located within the Town Greenbelt of Youghal, an area which is under significant urban pressure for rural housing, as set out in Objective RP 5-4 of the Cork County Development Plan 2022-2028. On the basis of the information submitted with the application and the appeal, the Board is not satisfied that exceptional health circumstances requiring the applicant to live at the proposed site, or close to family support in the rural area, have been demonstrated, as required by Objective RP 5-10 of the Development Plan. The proposed development, if permitted, would set an undesirable precedent for other similar developments in such areas. 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 26th day of June 2024.