



An  
Bord  
Pleanála

## Inspector's Report

### ABP-314679-22

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<b>Development</b>	Permission for the demolition of existing kennels and the construction of a new dwelling and new septic tank and percolation area
<b>Location</b>	Lehenagh More , Farmers Cross, Cork
<b>Planning Authority</b>	Cork City Council
<b>Planning Authority Reg. Ref.</b>	2241233
<b>Applicant(s)</b>	Susan Duggan and Gearoid McCarthy
<b>Type of Application</b>	Planning Permisssion
<b>Planning Authority Decision</b>	Refused Permission
<b>Type of Appeal</b>	First Party Appeal
<b>Appellant(s)</b>	Susan Duggan and Gearoid McCarthy
<b>Observer(s)</b>	Alan and Hazel Duggan
<b>Date of Site Inspection</b>	18 <sup>th</sup> April 2022
<b>Inspector</b>	Susan Clarke

## 1.0 Site Location and Description

- 1.1. The site is located in a rural area to the south of Cork City, a short distance (c.1 kilometre) from Cork Airport and to the west of the N27 (a designated scenic route (HVP7)). The area is characterised by extensive one-off housing development and is relatively elevated.
- 1.2. The site has an area of approximately 0.26 hectares and comprises a field with dog kennels to the rear and within an existing development cluster. There is housing on two sides (north and west) and a separate dog kennels to the south. The site is accessed off the Carrig Lodge Road (L6453) (which runs parallel to the N27) and includes part of a driveway to a single storey dwelling positioned to the north of the site. The Ordnance Survey Map submitted with the drawing indicates that there is a right-of-way applicable to this section of the driveway.
- 1.3. The context of the subject site is presented in the appendix to this report which includes, maps and a number of photographs taken on the day of my site inspection.

## 2.0 Proposed Development

- 2.1. The proposed development consists of the demolition of existing kennels (152.57 sq m) and dog runs, and the construction of a detached, dormer style dwelling (170.06 sq m, 4-bed) with habitable accommodation at roof level, provision of a new septic tank and percolation area along the north-eastern boundary, alterations to the existing driveway, including the partial demolition of an existing boundary wall in the northwest corner of the site, and associated site works. The dwelling will have a painted smooth render finish, with the front projection constructed with stone and a slate roof.

## 3.0 Planning Authority Decision

### 3.1. Decision

- 3.1.1. Notification of the Decision to Refuse Permission for the proposed development for three reasons issued on 29<sup>th</sup> August 2022 as follows:

1. *The provisions of the Cork City Development Plan 2022 - 2028, specifically Objectives 3.13 Rural Generated Housing, Objective 11.9 One - Off Housing, and*

*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 lack of any associated farm landholding the proposed development is contrary to these objectives, provisions, and the protection of the City Hinterland. The proposed development would contravene the Cork City Development Plan 2022 - 2028, which seeks to protect and improve rural amenity and provide for the development of agriculture. The proposed development would be contrary to the proper planning and sustainable development of the area.*

- 2. The provisions of the Cork City Development Plan 2022 – 2028, specifically Objective 10.54 and sections 10.195 and 10.196, set out a presumption against new housing within the Airport Safeguard Area save for exceptional circumstances associated with those actively involved in farming. The proposed development would contravene the Cork City Development Plan 2022 – 2028, which seeks to safeguard the airport area. The proposed development would be contrary to the proper planning and sustainable development of the area.*
- 3. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services including mains drainage and community facilities and served by a poor local road network. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

- Executive Planner's Report (dated 26<sup>th</sup> August 2022) as per the reasons for refusal outlined above.
- The Acting Senior Executive Planner and Senior Planner concurred with the Executive Planner's recommendation for permission to be refused.

### **3.2.2. Other Technical Reports**

- Area Engineer (16<sup>th</sup> August 2022): Recommends additional information be sought in relation to all property affected by the proposed sightlines.

- Environment Report (15<sup>th</sup> July 2022): No objection subject to condition
- Rural Water (9<sup>th</sup> August 2022): No objection subject to condition.
- Drainage (9<sup>th</sup> August 2022): No observations.
- Contributions Report (24<sup>th</sup> August 2022): No objection subject to condition.

### 3.3. Prescribed Bodies

- Irish Water (10<sup>th</sup> August 2022): No objection subject to condition.
- Irish Aviation Authority (17<sup>th</sup> August 2022): No observations on the application.
- Cork Airport (15<sup>th</sup> August 2022): Recommends consultation with IAA and IAA-ANSP.

### 3.4. Third Party Observations

- 3.4.1. Two observations from local residents were submitted to the Local Authority opposing the proposed development. The key points raised relate to 1) land ownership and 2) opposition to the alterations to the existing entrance, driveway pillars and walls.
- 3.4.2. A letter of support from Cllr Colm Kelleher is contained on the file.

## 4.0 Planning History

**CCC Reg. Ref. 22/1885:** Part V Certificate of Grant of Exemption dated 27<sup>th</sup> July 2022.

**CCC Reg. Ref. 176496:** Outline permission refused in November 2017 for a dwelling and effluent treatment system for three reasons: 1) non-compliance with rural housing policy, 2) excessive density of development in a rural area, and 3) endangerment of public safety due to a traffic hazard.

**CCC Reg. Ref. 156336/ABP Ref. 245956:** Outline permission refused in May 2016 for a dwelling and effluent treatment system for the same three reasons as Reg. Ref. 176496.

## 5.0 Policy Context

### 5.1. National Planning Framework (NPF)

In planning for the development of the countryside, the NPF acknowledges that there is a need to differentiate between demand for housing in areas under urban influence and elsewhere, as per the following objective:

National Objective 19: Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements,
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

### 5.2. Sustainable Rural Housing Guidelines for Planning Authorities (2005)

The Guidelines confirm development plans should identify the location and extent of rural area types as identified in the NSS (now superseded by the NPF). These include: (i) **rural areas under strong urban influence** (close to cities and towns, rapidly rising population, pressure for housing and infrastructure); (ii) **stronger rural areas** (stable population levels within a well-developed town and village structure and in the wider rural area; strong agricultural economic base and relatively low level of individual housing development activity); (iii) **structurally weaker rural areas** (persistent and significant population decline and weaker economic structure); and, (iv) **areas with clustered settlement patterns** (generally associated with counties of the western seaboard).

Development plans must tailor policies that respond to the different housing requirements of urban and rural communities and the varying characteristics of rural areas.

### 5.3. **Cork City Development Plan 2022-2028**

5.3.1. While the Cork County Development Plan 2014-2020 was in force at the time this planning application was lodged, the 2022-2028 development plan has been adopted in the interim and is the relevant local planning policy document for the purposes of adjudicating this appeal case.

#### 5.3.2. **Land Use Zoning**

The site is subject to land use zoning 20 “City Hinterland”, which has the aim: *To protect and improve rural amenity and provide for the development of agriculture.* The primary objective of this zone is to preserve the character of the City Hinterland generally for use as agriculture, rural amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity. Rural-related business activities which have a demonstrated need for a rural location are also permissible. Any development associated with such uses should not compromise the specific function and character of the City Hinterland in the particular area. Section 20.3 of the Development Plan states that *City Hinterland helps to maintain a clear distinction between urban areas and the countryside and avoid the harmful impacts of urban sprawl.* Furthermore, Section 20.4 states: *Single housing in the City Hinterland will be facilitated only where the objectives and requirements on rural housing set out in Chapter 3 Delivering Homes and Communities are met. Housing must be based on exceptional rural housing need and on the core considerations of demonstrable economic or social need to live in a rural area. Other considerations including siting and design criteria are also relevant.*

#### 5.3.3. **Rural Housing Policy**

Sections 3.51 to 3.54 of the Development Plan address rural generated housing and states *inter alia*:

*National Policy Objective 19 requires that Planning Authorities must set out a rural housing policy that requires applicants to set out “demonstrable economic or social need to live in a rural area.” Rural-generated one-off housing will be considered outside of the designated villages providing:*

- *The overall objective of maintaining the open character of the lands is maintained;*

- *The nearest village is more than 1 kilometre from the subject site on a farm / landholding;*
- *The farm is greater than 30 hectares in size;*
- *Proposals for new dwellings are supported by a demonstrable case to justify a genuine need to reside on the farm holding; and*
- *The proposed dwelling ideally utilizes the conservation / conversion of an agricultural built heritage asset (e.g. farmhouse, cottage or historic farm building of built heritage significance).*

**Objective 3.13: Rural Generated Housing:**

- To sustain and renew established rural communities, by facilitating those with a rural generated housing need to live within their rural community (see Objective 11.9 – One-Off Housing: Demonstrable Need to Reside on Landholding);*
- To discourage urban generated housing in the City Hinterland;*
- The City Hinterland is the area under strongest urban generated pressure for rural housing. Therefore, single rural housing applicants must satisfy Cork City Council that their proposal constitutes an exceptional rural generated housing need and satisfies all the requirements of this Plan. Any application for the development of a single rural dwelling must set out a comprehensive and conclusive demonstrable economic or social need to live in a rural area.*

**Objective 11.9 One-Off Housing: Demonstrable Need to Reside on Landholding:**

*With reference to Objective 3.13 – Rural Generated Housing, applicants shall satisfy the Planning Authority that their proposal represents a demonstrable need to reside on the land based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:*

- Farmers, including their sons and daughters who wish to build a first home for their permanent occupation on the family farm;*
- Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where*

*no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.*

*c. Other persons working full-time in farming, forestry, inland waterway, or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation;*

*d. Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.*

#### **Objective 11.10 Design and Landscaping of New Dwelling Houses in Rural Areas**

*Where permitted, rural dwellings must adhere to the following:*

*a. New dwelling house design must respect the character, pattern and tradition of existing places, materials and built forms and must fit appropriately into the landscape;*

*b. Be energy efficient in their design, layout and siting;*

*c. Incorporate appropriate landscaping and screen planting by using predominantly indigenous species.*

#### **5.3.4. Cork Airport**

The site is located within the 'Airport Development Safeguard and Framework Area'.

#### **Objective 10.54 Airport Safeguard Area:**

*a. This objective is intended to safeguard the sustainable development of the Airport. All proposed developments within this area will be referred to the Irish Aviation Authority by Cork City Council's Development Management Section to seek their observations as part of the statutory planning process under Article 28 of the Planning and Development Regulations, 2001.*

*b. In addition, the construction of one-off housing will generally not be permitted save for exceptional circumstances such as those actively engaged in farming. Additional requirements for the construction of dwellings in this area are set out in the Cork Airport section above.*



Section 10.195 of the Development Plan state:

*To safeguard the future operations of the Airport new housing will not be permitted within the area delineated as Airport Safeguard Area, save in exceptional circumstances where consideration may be given to the development of new housing for those actively involved in farming.*

Section 10.196 states:

*Site selection must ensure that the rural character of the area is maintained, multiple sites on single landholdings will not be permitted. Planning applications within this area shall be accompanied by a noise assessment report produced by a specialist in noise measurement which shall detail all proposed noise mitigation measures together with a declaration of acceptance by the applicant of the result of a noise acceptance report. Further indemnification of Cork City Council and Cork Airport from any loss of amenity which may arise as a result of Airport Operations shall be agreed at Development Management Stage.*

#### **5.4. Natural Heritage Designations**

- 5.4.1. The closest designated site is the Cork Harbour SPA (004030), which is located approximately 4.2km as-the-crow-flies from the subject site.

#### **5.5. EIA Screening**

- 5.5.1. Having regard to the nature and scale of the proposed development, comprising the construction of one residential dwelling and the provision of a new wastewater treatment unit and percolation area, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environment impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

6.1.1. A First-Party Appeal was lodged to the Board on 23<sup>rd</sup> September 2022 opposing the Local Authority's decision. The grounds of appeal can be summarised as follows:

- Application was validated on 4<sup>th</sup> July 2022, but the new Development Plan did not come into effect until 8<sup>th</sup> August 2022.
- The site is the only site left of an original landholding and cannot be used for agriculture due to its size.
- The site will be left unattended, overgrown and un-maintained. The proposal will enhance the site in line with neighbouring properties.
- Ms Duggan has a lifelong genuine connection to the site and area. She spent her youth assisting her grandfather and maintaining greyhounds' kennels on the site. Mr McCarthy is a bus mechanic, serving buses near Cork Airport.
- Ms Duggan works from home and cares for her grandmother.
- The Applicant is in need of housing and highlights the ongoing housing crisis and escalating costs of living.
- DAA and IAA had no observation or objection to the application.
- The site is located on the north side of the airport in a cluster of 60 dwellings, and as such it is unclear why the airport safeguard area should be considered a reason for refusal.
- There are no known plans to expand the airport.
- The house will not be visible from the road, being surrounded by four existing houses.
- Traffic movements to the site will be reduced as Ms Duggan is currently travelling to and from the site daily to care for her grandmother.
- Irish Water has no objection to a mains connection or septic tank.
- The Applicant's children attend the local school and afterschool minder in the area.

- The Applicant must vacate their rental property in Frankfield in January and will have to relocate to Ms Duggan's parents' house which will put stress on the family.

## 6.2. **Planning Authority Response**

None.

## 6.3. **Observations**

Alan and Hazel Duggan of Ard Na Gaoithe, Lehenaghmore, Farmers Cross, Cork (i.e. the dwelling positioned north of the proposed dwelling) submitted an Observation on 20<sup>th</sup> October 2022 to the Board requesting their original Observation to the Local Authority be considered in the assessment of the case. In summary, the Observers state that they do not consent to the demolition of their boundary wall marked A-B on Dwg. No. 01, Rev. A enclosed with the Observation. In addition, it is stated that they do not consent to the alteration of their entrance.

## 6.4. **Further Responses**

None.

## 7.0 **Assessment**

Having examined the application details and all other documentation on file, inspection of the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues on this appeal are as follows:

- Rural Housing Policy
- Cork Airport
- Density/Visual Impact.

Each of these issues is addressed in turn below. At the outset, I note that the Applicant highlights that the application was submitted to the Local Authority at the time when the previous Cork City Development Plan 2014-2020 was in force. However as

outlined above, the applicable development plan for the assessment of this application is the 2022-2028 Plan.

## 7.1. Rural Housing Policy

- 7.1.1. The site is zoned ZO 20 City Hinterland which aims *To protect and improve rural amenity and provide for the development of agriculture*. As outlined above, Objective 3.13 Rural-Generated Housing states *inter alia: The City Hinterland is the area under strongest urban generated pressure for rural housing. Therefore, single rural housing applicants must satisfy Cork City Council that their proposal constitutes an exceptional rural generated housing need and satisfies all the requirements of this Plan. Any application for the development of a single rural dwelling must set out a comprehensive and conclusive demonstrable economic or social need to live in a rural area*. ZO 20.4 of the Development Plan states: Single housing in the City Hinterland will be facilitated only where the objectives and requirements on rural housing set out in Chapter 3 Delivering Homes and Communities are met.
- 7.1.2. Objective 11.9 (One-Off Housing: Demonstrable Need to Reside on Landholding) outlines the criteria that applicants must satisfy in order to demonstrate a need to reside on the land based on their social and / or economic links to a particular local rural area. On review of the planning application including the Rural Areas Single House Supplementary Application Form, and the First-Party Appeal, the Applicant does not fall within any of the categories in order to qualify for a house in this area. Firstly, whilst the site is owned by the Applicant, they are not farmers or sons and daughters of farmers who wish to build a first home for their permanent occupation on a family farm. Secondly, the site does not form part of a farm. The Applicant has clearly stated that the site is too small to farm. Thirdly, the Applicant states that their occupations are healthcare provider and service manager mechanic and as such, they are not involved fulltime in farming, forestry, inland waterway, or marine related occupations. Finally, the appeal site is not associated with the Applicant's principal family residence for the last 7 years (notwithstanding that there are a number of family members living in the nearby dwellings). The Applicant is living in rental accommodation in Frankfield. Therefore, notwithstanding the Applicant's arguments in relation to caring for her grandmother (who resides in the house to the west of the site), the family links to the area and concerns regarding the availability of their rental accommodation in the future, the Applicants are urban residents and the proposal,

therefore, is urban generated and as such the proposal is contrary to Objective 3.13 (Rural Generated Housing). I concur with the Local Authority that no comprehensive economic or social need has been demonstrated.

7.1.3. Furthermore, whilst I am satisfied that the proposal would maintain the open character of the lands, it would not satisfy the remaining requirements of Section 3.53 of the Development Plan in relation to rural-generated one-off housing, i.e.: 1) The nearest village is more than 1 kilometre from the subject site on a farm / landholding; 2) The farm is greater than 30 hectares in size; 3) Proposals for new dwellings are supported by a demonstrable case to justify a genuine need to reside on the farm holding; and 4) The proposed dwelling ideally utilizes the conservation / conversion of an agricultural built heritage asset (e.g. farmhouse, cottage or historic farm building of built heritage significance).

7.1.4. In conclusion, I consider that the overall policy requirement set out in the Development Plan is clear and unambiguous and in line with national and regional guidance including the National Planning Framework and NPO19. There is a strategic focus on providing housing in existing towns and villages and in preventing the scattering of urban generated housing across the countryside, especially in those areas such as City Hinterland, which is under obvious pressures, with consequent impacts on the landscape and the provision of roads and other services. The application of the housing need criteria therefore has to be applied in a strict manner having regard to the presumption against such one-off rural developments. Whilst the Applicant highlights their desire to live in the area having regard to Ms Duggan's family connections, they have not demonstrated a genuine rural housing need to live in this location which is under strong urban influence given its proximity to the city. This is the third application by the Applicant to develop a house on the subject site. Having regard to the foregoing, in my opinion, the Local Authority's first refusal reason still stands and therefore, I recommend that permission is refused on this basis.

## 7.2. **Cork Airport**

7.2.1. The Local Authority's second reason for refusal relates to Objective 10.54 and the sites position the Airport Safeguard Area. Furthermore, this Objective and Section 10.195 of the Development Plan state that new housing will not be permitted within the area delineated as Airport Safeguard Area, save in exceptional circumstances

where consideration may be given to the development of new housing for those actively involved in farming. As stated above, the Applicants are not farmers. I do not consider that there is any exceptional circumstance associated with this case to support the development of a new house in the safeguard area, notwithstanding that IAA or DAA did not object to the application or that there may be no plans to expand the airport in the area surrounding the subject site. Again, I consider that the policy is very clear in this regard. Furthermore, as highlighted by the Local Authority, the Applicant has not submitted a noise assessment report with the application. However, acknowledging the absence of exceptional circumstances to permit the development in principle in the first instance, I do not consider such a report to be fundamental to the assessment of this case. Having regard to the foregoing, in my opinion, the Local Authority's second refusal reason still stands and therefore, I recommend that permission is refused on this basis.

### **7.3. Density and Local Services**

- 7.3.1. The Local Authority's third reason for refusal states that the proposal would give rise to an excessive density of development in a rural area lacking certain public services including mains drainage and community facilities and served by a poor local road network. As stated by the Applicant, there is a cluster of dwellings within the area. The Site Suitability Assessment submitted with the application states that there are 20 No. dwellings within 250m of the site. I note that the Board's Inspector in assessing a former appeal case on the site (Reg. Ref. 245956) highlighted the creeping urbanisation of this locality. Whilst I concur with the Applicant that the proposed development would not negatively impact the visual amenity of the area or the views from the N27 (a designated scenic route (HVP7)), it would further exacerbate the urbanisation of the area and undermine the function of the greenbelt.
- 7.3.2. In terms of road network, the Area Engineer advises that 90m sightlines would be adequate. Dwg. No. 22003-PL04, Rev. A illustrates 90m sightlines from the entrance to the site. However, in order to achieve these sightlines the front boundary wall of the dwelling (the Applicant's grandmother's residents) to the west of the proposed dwelling and shed structures on the property to the south would have to be demolished. These works are not included within the red line boundary or referenced in the statutory notices. As highlighted by the Area Engineer whilst letters of consent have been included with the application, it is unclear which properties they relate to. I note from

my site visit that the road, whilst narrow, has a relatively good surface condition. The Applicant, in a cover letter submitted with the application, requests that the speed limit for the road outside the site be reduced from 80km/h to 50km/h. Such an amendment is outside the scope of the Board's powers. Furthermore, it is important to note that the entrance to the site would be shared with the entrance to the dwelling located north of the proposed dwelling (i.e. Ard Na Gaoithe). Nevertheless, it is clear from Dwg. No. 22003-PL04, Rev. A that the sightlines are restricted and the proposal would increase traffic movements and as such, the proposal would present a traffic hazard.

7.3.3. The residents of Ard Na Gaoithe have objected to the proposed demolition of the boundary wall marked A-B on Dwg. No. 01, Rev. A enclosed with their Observation. The Development Management Guidelines for Planning Authorities (2007) state "*The planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land; these are ultimately matters for resolution in the Courts*". These Guidelines advise that where a third party raises doubts as to the sufficiency of an applicant's legal interest in a site, further information may have to be sought under Article 33 of the Planning and Development Regulations, 2001 (as amended). If notwithstanding the further information, some doubt still remains, the planning authority may decide to grant permission. The Guidelines further advise that, only where it is clear from the response that the applicant does not have sufficient legal interest, should planning permission be refused. Having regard to the substantive issues outlined above in relation to rural housing need and the airport safeguard area, I do not consider it applicable in this instance to request the Applicant to confirm the legal status of the subject boundary wall. Notwithstanding this, should the Board grant permission for the development, I highlight that Section 34(13) of the Planning and Development Act 2000 (as amended) states that *A person shall not be entitled solely by reason of a permission under this section to carry out any development*. As such, should permission be granted for the proposed development, it would be the developer's responsibility to ensure that there is sufficient legal interest to implement the proposed development.

7.3.4. With respect to the public services, it is unclear if the Applicant proposes to connect to a public water supply and foul sewer system in the area. The Applicant states in the First Party Appeal that Irish Water has no objection to the proposal. However, it is unclear from the documentation on file if such utilities exist in the area. The planning

application drawings illustrate that a septic tank and percolation area are proposed to the rear of the dwelling, while a private bored well is highlighted along the southern boundary of the site. As highlighted by the Planning Officer, Section 11.254 of the Development Plan requires new development to connect to the public water and wastewater networks where possible. Again, having regard to the substantive issues outlined above in relation to rural housing need and the airport safeguard area, I do not consider it applicable in this instance to request the Applicant to clarify these issues.

Having regard to the above, I consider that the Local Authority's third reason for refusal should be partly upheld with regard to density of development within a rural area and traffic safety. However, having regard to the absence of information on file in relation to certain public services, in my view, the appeal should not succeed.

## **8.0 Appropriate Assessment**

- 8.1. Having regard to the nature and small scale of the proposed development and the absence of proximity or connectivity to a European Site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually or in combination with other plans or projects, on a European Site.

## **9.0 Recommendation**

I recommend that planning permission be refused for the reasons outlined below.

## **10.0 Reasons and Considerations**

1. The provisions of the Cork City Development Plan 2022 - 2028, specifically Objectives 3.13 Rural Generated Housing, Objective 11.9 One - Off Housing, and 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 lack of any associated farm landholding the proposed development is contrary to these objectives, provisions, and the protection of the City Hinterland. The proposed development would contravene the Cork City Development Plan 2022 - 2028, which



seeks to protect and improve rural amenity and provide for the development of agriculture. The proposed development would be contrary to the proper planning and sustainable development of the area.

2. The provisions of the Cork City Development Plan 2022 – 2028, specifically Objective 10.54 and sections 10.195 and 10.196, set out a presumption against new housing within the Airport Safeguard Area save for exceptional circumstances associated with those actively involved in farming. The proposed development would contravene the Cork City Development Plan 2022 – 2028, which seeks to safeguard the airport area. The proposed development would be contrary to the proper planning and sustainable development of the area.
3. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would give rise to an excessive density of development and would endanger public safety by reason of traffic hazard due to increased traffic movements on a rural road at a point where sightlines are restricted in a southerly direction. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Susan Clarke  
Senior Planning Inspector

20<sup>th</sup> April 2023