



## Board Direction

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**Ref: 04.237859**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/11.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the following draft reasons and considerations.

### Reasons and Considerations

1. The site is located within an Area Under Strong Urban Influence 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 within the Rural Housing Control Zone as set out in the County Development Plan, where it is the policy of the Planning Authority to discourage new individual housing in order to control development pressures for urban generated commuter housing in the countryside, outside the metropolitan green belt, but within easy commuting distance of Cork city and to direct development into existing designated settlements, villages and village nuclei. On the basis of the submissions made in connection with the application and the appeal, it is considered that the applicants do not meet the criteria for a dwelling house in this rural area. The proposed development would erode the rural character of the area and lead to demands for the provision of further public services and community facilities. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of existing and permitted development in the area served by a poor road network, it is considered that the proposed development would constitute an excessive density of development in a rural area where there is an absence of public services and which is served by an inadequate public road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 15/03/11

Jane Doyle