



Board Direction

Ref: PL04.246089

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31st May 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Objective RCI 5-2 of the Cork County Development Plan 2014 sets out the purpose of the Metropolitan Cork Greenbelt, including the prevention of urban sprawl. Objective RCI 5-3 of the Plan seeks to preserve the character of the Metropolitan Greenbelt and to reserve it generally for agriculture, open space, recreation and biodiversity. Objective RCI 5-4 of the Plan recognises that the granting of regular exceptions to Greenbelt policies would incrementally erode the Greenbelt. Having regard to the location of the site within the Metropolitan Greenbelt, and to the extent of existing and permitted development in the vicinity, it is considered that the proposed development would consolidate an unwarranted and excessive concentration of suburban style development in this area, which would undermine the specific purpose and character of the Greenbelt lands. The proposed development would, therefore, contravene the stated objectives of the Development Plan, which seek to control urban sprawl, which policies are considered reasonable, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located in an area designated as a rural 'Area under Strong Urban Influence' in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005), and within the Metropolitan Cork Greenbelt as designated in the Cork County Development Plan 2014, where new housing is restricted to persons demonstrating local need in accordance with the provisions of the Development Plan. On the basis of the documentation on file, it is not considered that the applicant has demonstrated an exceptional rural housing need in relation to the subject site in accordance with the criteria set out in the Development Plan. In the absence of a clearly identified locally based need for this house, the proposed development would contravene Policy Objective RCI 5-1 of the Development Plan, would consolidate an existing pattern of urban sprawl that is incrementally eroding the Metropolitan Greenbelt, would lead to demands for the uneconomic provision of public services in an unserved rural area, and would be contrary to the proper planning and sustainable development of the area.

3. Objective RCI 6-3 presumes against development that would contribute to or exacerbate ribbon development. Objective GI 6-1 seeks to discourage proposals necessitating the removal of extensive amounts of trees and hedgerows. Having regard to the existing pattern of development in the vicinity, it is considered that the proposed development would exacerbate existing ribbon development, the visual impact of which would be heightened by the effective removal of a significant extent of mature trees and hedgerow. The proposed development would, therefore, contravene the stated objectives of the Development Plan, would seriously injure the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 1st June 2016
Fionna O' Regan