



An
Bord
Pleanála

Board Direction
BD-005655-20
ABP-305933-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2020.

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

Reasons and Considerations

1. The Board noted that the site of the proposal is located within the Metropolitan Green Belt, which, under Objective RCI 4-1 of the Cork County Development Plan 2014 – 2020, is the area under strongest pressure for rural housing in the County. Under National Policy Objective 19 of the National Planning Framework, it is national policy to facilitate the provision of single housing in the countryside, in such areas, based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements.

Having regard to the location of the subject site, within the catchment of Cork City and its proximity to smaller settlements, and also having regard to the documentation submitted with the application, the appeal and in response to the section 137 notice, specifically, concerning (a) the applicant's work, which is not an agricultural based activity, and (b) the social circumstances of the applicant, the Board is not be satisfied that the applicant has demonstrated an economic or social need to live at this specific rural location, or that the applicant's housing need could not be satisfactorily met in a smaller town or settlement.

The proposed development would, therefore, be contrary to these Ministerial Guidelines, to policy RCI 4-1 of the Cork County Development Plan and to the national policy, and contrary to the proper planning and sustainable development of the area.

2. The site of the proposal is located within a Prominent and Strategic Metropolitan Green Belt Area, which, under Objective GI 8-1 of the Cork County Development Plan 2014 – 2020, is a strategic, largely undeveloped gap between the Main Greenbelt settlements which is to be preserved from development. The board considered that the proposed bungalow and its accompanying access arrangements from the adjoining local road would result in both encroachment upon the openness of the said Green Belt and a loss of its rural character through its suburbanisation. The proposed development would, therefore, materially contravene the said Objective and, be contrary to the proper planning and sustainable development of the area.

Note: The Board in considering the efficacy of the waste water treatment system for the proposed development had regard to the Site Characterisation Forms submitted by the applicant to the planning authority on the 31st day of July 2019, and to the board in response to the Section 137 notice on 10th day of March 2020. In particular the Board noted the excavation of an additional Trial Hole on the 26th day of February 2020. Whilst the Board retained some concerns arising from the fact that the rock head was encountered in this trial hole at a depth of 1.35m, the Board was satisfied that this issue could potentially be addressed by the development of a site specific design for the site and decided on this basis not to include it as a reason for refusal.

Board Member

Date: 28/04/2020

Maria FitzGerald