



An
Bord
Pleanála

Board Direction
BD-005486-20
ABP-305983-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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

Reasons and Considerations

In coming to its decision, the Board had regard to;

- The location of the site within the Cork County Metropolitan Strategic Planning Area, and in a rural area under strong urban influence
- The "*Sustainable Rural Housing Guidelines for Planning Authorities*" issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is indicated that it is the policy to distinguish between rural-generated housing need and urban-generated housing need,
- National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to 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, having regard to the viability of smaller towns and rural settlements.

On the basis of the documentation submitted in support of the application and the appeal, it is considered that the applicant has failed to demonstrate an established local housing need for a dwelling at this location, in accordance with the Development Plan policy, and it is also considered that the proposed development would represent urban-generated rural housing, and that the applicant therefore

would not come within the scope of the housing need criteria for a house in the rural countryside within an Area under Strong Urban Influence.

The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/03/2020

Michelle Fagan