



An  
Bord  
Pleanála

**Board Direction**  
**BD-006861-20**  
**ABP-307532-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2020.

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

### **Reasons and Considerations**

1. Having regard to the location of the site within the Cork Metropolitan Greenbelt as designated within the Cork County Development Plan 2014, an area under strong urban influence, and to National Policy Objective 19 as set out in the National Planning Framework 2018, adopted by the Government, in relation to rural areas under urban influence which states that it is the policy 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." Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the application constitutes an exceptional rural housing need as set out in policy RIC 4-1 of the Cork County Development Plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the over-arching national policy, and to the provisions of the current Cork County Development Plan 2014, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of its design and siting would result in discordant backland development within the metropolitan greenbelt, would set an undesirable precedent for similar types of undesirable backland development in this rural area under significant urban pressure. The proposed development would result in a visually prominent and obtrusive development, which would adversely affect the character of the area and would be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted that insufficient details were provided by the applicant with regard to the proposed proprietary wastewater treatment unit to serve the dwelling, and site suitability assessment details were not provided. Furthermore, in the absence of sufficient information in respect to other treatment systems in the vicinity, including that serving the nursing home, the Board had further concerns with regard to the concentration of effluent treatment systems taken together with those in the surrounding area, and the potential for adverse impact on groundwater which would be prejudicial to public health. The Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

**Board Member**

**Date:** 04/11/2020

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Stephen Bohan

[Please issue a copy of this Direction with the Board Order to the parties.]