



Board Direction

Ref: PL04.245807

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 6th 2016.

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 Policy Objective RCI 4-1 in the Cork County Development Plan 2014, which seeks to preserve lands in the rural area which are identified as being within the Metropolitan Cork Greenbelt from development save where applicants can demonstrate an exceptional rural generated housing need, based on their social and / or economic links to the particular rural area. The policy objective provides four categories of compliance for such exceptions to the policy and the Board is not satisfied, based on the documentation submitted with the application and appeal, that the applicant comes within the scope of any of these categories, and therefore the Board considers that the applicant has not demonstrated an exceptional rural generated housing need. Accordingly, it is considered that the proposed development would materially contravene objective RCI 4-1 of the County Development Plan, 2014 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area, it is considered that the proposed development would exacerbate an existing trend towards the creation of an excessive density of haphazard rural housing development within an unserviced rural area, which would lead to uneconomic demands for extension of public services. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board also considered that the proposed development, by reason of the steeply sloping nature of the site, and by reason of the density of development in the vicinity all served by individual wastewater treatment systems, within an area identified by the Environmental Protection Agency as being at very high risk from domestic waste water pollution, would be prejudicial to public health and would be contrary to the provisions of the EPA Code of Practice "Wastewater treatment Disposal Systems Serving Single Houses (p.e. \leq 10)". However, the Board noted that this aspect would represent a new issue in the context of the appeal, and therefore did not include this as a further reason for refusal, in the light of the substantive reasons for refusal set out above.

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

Board Member: _____ Date: 6th April 2016
Philip Jones