



Board Direction

Ref:PL04.245843

The submissions on this file and the Inspector's report were further considered at a Board meeting held on 21st September 2016.

The Board decided by a margin of 3:2 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations:

Having regard to the fact that the site is located in an area classified as being under strong urban influence in the Cork County Development Plan 2014-2020, to the Guidelines for Planning Authorities, *Sustainable Rural Housing*, issued in 2005 and to the submissions made with the application and appeal, the Board is not satisfied that the applicants have demonstrated a rural generated housing need, linked to agricultural activity at this landholding, to justify construction of a house at this location.

The Board considered therefore that the proposal would be contrary to the above ministerial guidelines and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date:21st September 2016

Michael Leahy

Note: In reaching its conclusion the board noted the non-agricultural based employment of both applicants and that they were not qualified in farming. The board also noted that they were not owners of the surrounding land outlined in blue in the application drawings and that no agricultural structures were proposed as part of the development.

Copy direction to issue with order.