



## Board Direction

**Ref: PL04.246071**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<sup>th</sup> May 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

The proposed development is located in a rural 'Area under Strong Urban Influence' as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005), and within the Metropolitan Cork Greenbelt, where housing is restricted to persons demonstrating local need in accordance with the provisions of the Cork County Development Plan 2014. On the basis of the documentation submitted on file, the Board is not satisfied that the applicant has adequately demonstrated that she comes within the scope of the housing need criteria for a rural house at this location. The proposed development, in the absence of a demonstrated locally-based need for the house, would contribute to the encroachment of random rural development in the area, would exacerbate an expanding pattern of urban sprawl, would consolidate the build-up of ribbon development in an open rural area, and would lead to demands for the uneconomic provision of public services in an unserved rural location. The proposed development would, therefore, be contrary to the provisions of the said Guidelines and to Objectives RCI 4-1 and RCI 5-1 of the Cork County Development Plan, 2014 – 2020. Furthermore, having regard to its bulk, height and mass, to its elevated position on Templehill overlooking the Shournagh River valley, and to the removal of mature trees to provide sightlines, it is considered that the proposed development would be highly visually obtrusive in a sensitive environment, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Note:*

The Board also had serious concerns in relation to the access to the proposed development along a very narrow local road that is sub-standard in terms of vertical and horizontal alignment, which has limited carrying capacity to serve housing, and where the removal of mature trees and hedgerow would be required to provide the new entrance with sightlines.

Board Member: \_\_\_\_\_ Date: 26<sup>th</sup> May 2016  
Fionna O' Regan