



Board Direction

Ref: 04.246811

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th, September 2016.

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

REASONS AND CONSIDERATIONS

1. The site is located in a "Rural Area under Strong Urban Influence" in the current County Cork Development Plan and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. It is an objective of the planning authority, as expressed in the current Development Plan, to channel housing into serviced centres and to restrict housing development in rural areas under significant urban pressure to those people who can demonstrate a genuine need to live in the countryside. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated that he comes within the scope of the housing need criteria in the Development Plan. The proposed development would materially contravene the objective indicated in the Development Plan for the area and would be contrary to the Sustainable Rural Housing Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the pattern of development in the immediate vicinity, and to the location of the proposed site in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards the establishment of a pattern of haphazard rural housing in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area. Furthermore, having regard to the nature of the proposed development, it is considered that the proposed development would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the said Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 12th, September 2016
Paddy Keogh

Note: The Board noted the conflicting information on file in relation to the suitability of the site for the disposal of foul effluent including the planning authority Engineer's report indicating poor drainage characteristics on site. In these circumstances, given the configuration and limited size of the site the Board was not satisfied that it had been satisfactorily demonstrated that the site can accommodate the required percolation area. However, the Board decided not to pursue this matter in the context of the current appeal in light of the substantive reasons for refusal set out above.

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