



The submissions on this file and the Inspector's report were considered at a Board meeting held on December 19th 2016.

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

Reasons and Considerations

1. The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. It is also located within an area similarly designated in the Cork County Development Plan for the area, where it is the policy of the planning authority to discourage urban-generated housing and to seek to locate such housing in the larger urban centres or in the towns, villages and other settlements identified in the Settlement Network. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant does not come within the scope of the criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan, would be contrary to the Ministerial Guidelines, and would further erode the rural character of this area and lead to demands for the provision of public services and community

facilities. The proposed development 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 designated as 'Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection' in the Cork County Development Plan, 2014, where it is an objective to preserve such areas from development, it is considered that the proposed development, when taken in conjunction with existing dwellings in the vicinity, would exacerbate and consolidate a trend towards a pattern of haphazard rural housing in an unzoned rural area, would lead to an erosion of the rural and landscape character of this area, and would conflict with Objective No. RCI 5-8: 'Greenbelts around Settlements' of the Development Plan which refers to the need to 'retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the site location within a 'Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection', and the provisions of Objectives GI 6-1 and GI 8-1 of the Cork County Development Plan, 2014, it is considered that the proposal to remove an extensive stretch of roadside boundary hedgerow in order to improve the sight distance at this location would alter the character and seriously injure the visual amenity of the area, would be contrary to the provisions of both the development plan and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspector's serious concerns in relation to the exacerbation of ribbon development, the poor provision of sightlines, the proliferation of development in the area, and the dependency on onsite disposal of foul effluent, but having regard to the substantive reasons for refusal, decided not to pursue these matters further.

Board Member

Paul Hyde

Date: 19.12.16