



An
Bord
Pleanála

Board Direction

PL04.247120

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 5th 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. The site of the proposed development is located within a 'Stronger Rural Area under Significant Urban Influence' as set out in the Cork County Development Plan 2014, wherein it is the policy of the planning authority to restrict housing development to certain limited categories of applicants, including persons who are considered to have a genuine rural-based housing need. This policy is considered to be reasonable. On the basis of the information submitted with the application and appeal, and taking into consideration the nature and extent of existing property on the family landholding, the Board is not satisfied that the applicants have demonstrated a need to construct an additional new dwelling at this particular location on the landholding, and that the applicants' housing requirements could not be met either within existing accommodation on the landholding, or elsewhere within the landholding at locations with less sensitive visual impacts than that proposed in this instance. The proposed development would, therefore, materially contravene the provisions of the Cork County Development Plan 2014 with regard to the provision of sustainable rural housing and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within a high value landscape with high sensitivity of national importance, and where the objectives of the Cork County Development Plan 2014 places emphasis on the protection of such landscapes and the importance of designing with the landscape and of siting of development to minimise visual intrusion, as set out in the current Cork Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to

the topography of the site, the elevated and prominent positioning of the proposed development, together with its overall design and scale, and the necessity to remove existing trees to accommodate safe access to the house, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development within this nationally important high value landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note. The Board noted the concerns expressed by the Inspector regarding the potential of the proposed development to be prejudicial to public health and regarding the lack of definitive information in respect of waste water treatment systems and wells on adjoining sites downgradient of the proposed development, but decided not to pursue this matter having regard to the substantive reasons for refusal as set out above.

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

Board Member: _____ Date: 16th December 2016
Philip Jones