



## Board Direction

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**Ref:PL04.247345**

The submissions on this file were considered at a Board meeting held on 18<sup>TH</sup> November 2016.

Having regard to the recent history of the site, and in particular to recent board refusal of permission for a house on this site under appeal reference number PL04.246096 the Board decided to determine the appeal without requiring an Inspector to carry out a report as it considered that several of the reasons for refusal under PL04.246096 were still valid.

The Board decided to refuse permission for the following reasons and considerations:

### **Reasons and Considerations:**

1. The site is located in a “Rural Area under Strong Urban Influence” in the current County Cork DP. 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. This objective is considered reasonable. 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 she comes within the scope of the housing need criteria in the Development Plan.
2. Having regard to the pattern of development in the immediate vicinity, and to the location of the proposed site in a back land setting in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards 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 it 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.

3. The proposed development would, if permitted, lead to the creation of 'ribbon development' by virtue of the creation of a fifth house within a 250 metre stretch of roadway along any given side. The proposed development would be contrary to Objectives RCI 4-2 and RCI 6-3 of the current County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the intensification of traffic movements on a narrow country road.

Board Member: \_\_\_\_\_ Date: 18<sup>th</sup> November 2016  
Michael Leahy