



Board Direction

Ref: PL04.247691

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th March 2017.

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 identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and in the Metropolitan Cork Greenbelt, as designated in the Cork County Development Plan 2014, where it is the policy of the planning authority to restrict housing to certain categories of applicant in accordance with the objectives set out in the Plan. It is considered that the applicant does not come within the scope of the criteria for a house at this rural location, and the proposed development would, therefore, contravene objective RCI 4-1 of the Development Plan, and would be contrary to the provisions of the Ministerial Guidelines. The proposed development, in the absence of any identified locally-based need for a house at this rural location, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the Greenbelt, and would lead to demands for the uneconomic provision of public services and infrastructure in an unserved rural location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board shared the Inspector's serious concerns in relation to the suitability of the road from which access would be provided but considered that this would constitute a new issue in the context of the appeal; however, in view of the refusal of permission on other grounds, the Board decided not to pursue this matter further with the parties.

Board Member: _____ Date: 20th March 2017
Fionna O' Regan