



## Board Direction

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**Ref: 04.247744**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, April 2017.

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. Having regard to the location of the site within a Rural Area under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County Development Plan, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would undermine the growth of nearby designated settlements and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. 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 along a Scenic Route (S38) designated in the current County Development Plan and within a high value landscape of national importance, where emphasis is placed on the protection of such landscapes. Having regard to the sloping topography of the site, the prominent positioning of the proposed development, the degree of cut and fill, together with the scale of the dwelling, it is considered that the proposed development would form an 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. The proposed development, therefore, would militate against the preservation of the rural environment within this nationally important high value landscape and would, be contrary to the proper planning and sustainable development of the area.

3. The site is adjacent to the Inniscarra reservoir. Therefore, there is a risk of pollution of the reservoir which is a major source of public water supply and the proposed location of the septic tank and percolation area does not meet the minimum separation distances from a lake/foreshore set by the Environmental Protection Agency's publication Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses. It is considered, therefore, that the proposed development would be prejudicial to public health.

Board Member: \_\_\_\_\_ Date: 2<sup>nd</sup>, May 2017  
Paddy Keogh