



An  
Bord  
Pleanála

**Board Direction**  
**PL 04.247755**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup> June 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is the policy of the planning authority as set out in the current Cork County Development Plan to restrict ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. The proposed development would, therefore, materially contravene an objective in the current Cork County Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. The site is located in an area which has been identified as being a Rural Area under Strong Urban Influence in the Cork County Development Plan, 2014. Taken in conjunction with existing and permitted development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and lead to demands for the provision of

further public services and community facilities, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23<sup>rd</sup> June 2017

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Eugene Nixon