



An  
Bord  
Pleanála

**Board Direction**  
**PL04.247796**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on July 28<sup>th</sup> 2017.

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

#### **Reasons and Considerations**

The site is located within an area under strong urban influence, as set out in the "Sustainable rural Housing – Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, and as designated by the 2014 Cork County Development Plan. In such areas, it is policy to distinguish between urban-generated and rural-generated housing need. It is an objective of the Cork County Development Plan 2014, as set out under policy objectives RCI 2-2 and RCI 4-2, to retain the remaining capacity in these rural areas for applicants with a genuine rural-generated housing need. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant has not demonstrated a rural-generated need for a house at this rural location. Furthermore, having regard to the pattern of development in the vicinity, it is considered that the erection of a house on the subject site would exacerbate a trend towards the creation of random residential development in this rural area, outside the village of Lisgoold. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contravene the provisions of the development plan, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28<sup>th</sup> July 2017

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Philip Jones