



An  
Bord  
Pleanála

**Board Direction**  
**PL04.247798**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> March 2017.

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

### **Reasons and Considerations**

It is the policy of the planning authority, as expressed in the current Cork County Development Plan, 2014 – 2020, to restrict rural housing development to certain categories of applicants and to restrict the number of houses in these rural areas to single house for each applicant. The applicants previously received planning permission for a house in the local area in 2006 and would therefore not come within the scope of the rural housing need criteria as set out in the Development Plan or the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. Neither would the applicants satisfy the requirements of Policy RCI 4-2 (d) of the Cork County Development Plan, 2014 – 2020 in relation to housing need. It is considered that the proposed additional dwelling would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed, would be contrary to national and county policies and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14<sup>th</sup> March 2017

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Conall Boland