



An
Bord
Pleanála

Board Direction

PL04.247951

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th August 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. Having regard to the location of the site within '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 applicant does 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 contribute to the encroachment of random rural development in the area 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 within 'Rural Area under Strong Urban Influence' as set out in the current Cork County Development Plan for the area, where emphasis is placed on the importance of designing with the landscape

and of siting of development to minimise visual intrusion as set out in the current Cork Rural Design Guide: Building a New House in the Countryside, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated and prominent positioning of the proposed development, together with the excessive amount of site excavation and mounding, it is considered that the proposed development would form a discordant and 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, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29th August 2017

Maria FitzGerald