



An
Bord
Pleanála

Board Direction
PL04.247992

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 12th July 2017.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows:

The Board is considering refusing permission for the following reasons:

- 1 The appeal site is located within the Metropolitan Cork Greenbelt in the Cork County Development Plan 2014 – 2020 where policy objective Policy RCI 4-1: Metropolitan Cork Greenbelt states applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area. This policy is considered reasonable. Having regard to the information available in the submissions lodged with the application and appeal, the Board might not be satisfied that the applicant has established an exceptional rural generated housing need for a house for permanent occupation at this greenbelt location as outlined in the Cork County Development Plan 2014 – 2020. Accordingly, to permit the development might contravene the Rural Housing Policy of the current Development Plan and the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005.

2 The proposal is for a dwelling and detached garage on site that is located within the Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection. It is an objective of the Cork County Development Plan, GI 8-1, to protect prominent open hilltops that define the character of the Metropolitan Cork Greenbelt and preserve such areas from development. Having regard to the prominent location of the site, the visually sensitive nature of the landscape and the scale, design and location of the proposed dwelling house and garage it might be considered that the proposed development would give rise to an adverse visual impact, and would constitute an unacceptable intrusion onto the open nature of these green belt lands. The proposal might therefore conflict with an Objective GI 8-1 of the County Development Plan and may be contrary to the proper planning and sustainable development of the area

(Allow 3 weeks)

Board Member:

Date: 14th July 2017

Conall Boland