



The submissions on this file and the Inspector's report were considered at a further Board meeting held on 17th October 2017. The Board considered the applicant's response to the s137 notice issue by the Board.

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

Reasons and Considerations

1. 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 positioning on the site coupled with the scale, design and of the proposed dwelling house and garage it is 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 would therefore conflict with Objective GI 8-1 of the County Development Plan and would be contrary to the proper planning and sustainable development of the area

2 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 is not 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 would 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.

Board Member

Date: 19th October 2017

Conall Boland