



An
Bord
Pleanála

Board Direction
PL04.248251

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th July 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. The site is located in an area identified as being within 'A Rural Area under Strong Urban Influence and Town Greenbelt' as set out in the current Cork County Development Plan for the area where policy objective RCI 4-2 is applicable. This policy seeks to restrict rural housing to persons who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular rural area and to certain limited categories of applicants. Having regard to the information presented in support of the proposed development, An Bord Pleanála is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Sustainable Rural Housing Guidelines, 2005 or the Cork County Development Plan, 2014 for a house at this location.

The proposed development would, therefore, contravene materially the provisions of the Plan with regard to the provisions of sustainable rural housing and contravene the Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow and poorly aligned substandard road at a point where sightlines are restricted in both directions of the proposed entrance.
3. The proposed development is located within a very high value landscape with very high sensitivity of national importance, where emphasis is placed on the protection of such landscapes and the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Cork Rural House Design Guidelines, and policy objective GI 6-1 of the County Development Plan, which Guidelines and policy objective are considered to be reasonable. Having regard to the topography of the site in this coastal location, the open, elevated and prominent positioning of the proposed development, particularly when viewed from the north, together with its overall height and scale on a limited site, 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 very high value 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, and within this nationally important very high value landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. On the basis of the information provided with the application and appeal, and having regard to the limited site size for the installation of a private waste water treatment system and private bored well to service the proposed house, the Board is not satisfied that the proposed development can be adequately accommodated without constituting a public health hazard. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26th July 2017

Maria FitzGerald