



An  
Bord  
Pleanála

**Board Direction**  
**PL04.249316**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 21<sup>st</sup> 2018.

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 within the Metropolitan Cork Greenbelt as delineated in the current Cork County Development Plan 2014, which is generally to reserve such areas for agricultural, open space and recreational uses, and to retain the open and rural character. It is the policy of the Council, as set down in the County Development Plan and the Ballincollig/Carrigaline Municipal District Local Area Plan 2017, to restrict housing within greenbelt areas to those with an "exceptional rural generated housing need", who comply with one of the identified categories housing need set down in objective RCI 4-1. The applicant has not demonstrated compliance with the eligibility criteria, and as such, the development would materially contravene the zoning objective for the area.
2. The development would be contrary to the County Development Plan strategy, as set down at section 2.2.2.f and 2.2.3.b of the Ballincollig/Carrigaline Municipal District Local Area Plan 2017, to maintain the principles of the Metropolitan Cork Greenbelt, and to facilitate the development of the villages as set out in the LAPs, so that the rate of future population growth complements the strategy to achieve a critical mass of

population in the towns and provide protection for those areas recognised as under pressure from urban development.

3. The proposed development, through the consolidation of suburban-type backland housing, would set an undesirable precedent for other similar-type development in a rural area, which would militate against the preservation and functioning of the greenbelt. It would lead to the demand for the uneconomic provision of services and community facilities outside of identified settlement areas, and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. The proposed development would be prejudicial to public health arising from the concentration of houses served by septic tanks/effluent treatment units within a rural area, which could affect groundwater and, ultimately, surface water quality in the area.

**Board Member**

**Date:** 21.02.18

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Paul Hyde