



An
Bord
Pleanála

Board Direction
BD-000264-18
ABP-300111-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st May 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. Having regard to the location of the site within an area classified as a 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 2014, 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 proposed development is located along an unsurfaced minor road which is inadequate in width, alignment and structural conditions and would, therefore, endanger public safety by reason of traffic hazard.

Note: The Board noted that there were some deficits in the design details of the proposed wastewater treatment system particular with regard to proximity and the location of nearby receptors but decided not to seek further information in light of the reasons for refusal.

Board Member

Date: 02/05/2018

Maria FitzGerald