



An
Bord
Pleanála

Board Direction
BD-001008-18
ABP-300406-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2018.

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 applicants have failed to demonstrate to the Board that they have satisfied the criteria set out in Objective RCI 8-1 of the Cork County Development Plan 2014 – 2020 that the ruin was either used for a sustained period as a dwelling or that it was last so used, that it is convertible without being rebuilt and in this respect their submitted building inspector's report falls short, and the modest size of the ruin is such that its incorporation into the new build element would, in effect, be superfluous to the provision of a fully functioning new build dwelling house. Accordingly, to accede to the proposal would contravene this Objective and as such it would be contrary to the proper planning and sustainable development of the area.
2. Under the Cork County Development Plan 2014 – 2020, the site lies within the Metropolitan Cork Green Belt and thus in an area of strong urban influence. The proposal is effectively for a new build dwelling house on the site and so Objective RCI 4-1 of this Plan falls to be complied with. The current applicants have not demonstrated to the Board that they satisfy this objective and so to accede to their proposal would materially contravene this Objective.

Furthermore, as the site lies within a prominent part of the said Green Belt, its development would contravene Objective GI 8-1, which seeks to preserve such sites from being developed. Accordingly, the proposal would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/08/2018

Eugene Nixon