



An
Bord
Pleanála

Board Direction
BD-000905-18
ABP-301072-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2018.

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

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), to its location within the Metropolitan Cork Greenbelt as designated in the Cork County Development Plan 2014-2020, and to National Policy Objectives of the National Planning Framework (February 2018) which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or in the Cork County Development Plan for a house at this sensitive rural location and does not comply with National Policy Objectives. 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, contravene the provisions of the Guidelines and the objectives of the National Planning Framework and the Cork County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, accordingly, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/08/2018

Terry Prendergast

Note: The Board also considers that, insufficient information has been submitted in relation to wastewater treatment to enable it to determine whether the proposed development would not be prejudicial to public health, given the density of development served by private effluent treatment systems in the area.