



An
Bord
Pleanála

Board Direction
BD-001691-18
ABP-301711-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

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 a Rural 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 in April, 2005, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. 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.

2. The Cork County Development Plan 2014 – 2020 shows the subject site as lying within the Metropolitan Cork Green Belt, which is the area under strongest urban pressure for rural housing. Consequently, under Policy Objective RCI 4-1, applicants for one-off dwelling houses in this area must demonstrate that they have an exceptional rural generated housing need based on their social and/or economic links to a particular locality. The applicant has not demonstrated that he has such a need and the proposed development would therefore contravene Policy Objective RCI 4-1 and the purposes of the Green Belt as set out in Policy Objective RCI 5-2, and would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contribute to and exacerbate ribbon development within the vicinity of the site and would, therefore contravene Policy Objective RCI 6-3 of the Cork County Development Plan 2014 – 2020. Additionally, the development of this site as proposed would create an infill site to the south, which would be likely to be the subject of pressure in the future for further ribbon development. The proposed development would, therefore, in its own right, and in the precedent which it would establish, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/11/2018

John Connolly