



An  
Bord  
Pleanála

**Board Direction**  
**BD-002419-19**  
**ABP-302282-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2019.

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 a rural housing policy area defined as a "Tourism and Rural Diversification Area" in the Cork County Development Plan 2014 where objective RCI 4.3 sets out the criteria for rural generated housing need for this area. Having regard to the provisions of 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, it is considered that the applicant does not come within the scope of the housing need criteria of objective RCI 4.3 of the plan and has not demonstrated an economic or social need to live in a rural area as prescribed by National policy/guidelines.

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 Having regard to the location of the proposed development onto a narrow unsurfaced laneway, which is off the local road network it is considered that the proposed development would endanger public safety by reason of being a traffic hazard as it is considered that the sightlines available at the junction of the laneway with the public road are restricted and inadequate and the improvement and ongoing maintenance of sightlines on this junction are on lands not in the ownership or control of the appellants.

**Board Member**

**Date:** 22/02/2019

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Maria FitzGerald