



An  
Bord  
Pleanála

**Board Direction**  
**BD-002104-19**  
**ABP-302296-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

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

### **Reasons and Considerations**

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 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 and in particular the provisions as stated in objective RCI 4.2, it is considered that the applicant has not satisfactorily demonstrated that he comes 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.

**Board Member**

**Date:** 14/01/2019

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Stephen Bohan

**Note:**

The Board noted objective GI 6-1 of the current county development plan which refers to matters of design and accommodation of development into the receiving landscape and as particularly expressed in GI 6-1 (d) to protect skylines and ridgelines from development. This objective is considered reasonable. The proposed development would be visually obtrusive and visually detract from the scenic and visual quality of the area and would, therefore, be contrary to the proper planning and sustainable development of the area. The site of the proposed development is located in an open and exposed coastal area designated as high value landscape as identified in figure 13.2 in the current Development Plan for the area. The proposed development is also physically removed from the built-up cluster of development of the village of Gyleen.

The Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

(Please enclose this Direction with the Board Order.)