Board Direction
BD-002593-19
ABP-302568-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2019.

The Board decided to refuse permission 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 and located with greenbelt of Castletownbere in the Cork County development Plan 2014,, 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 comply with National Policy Objective 19. In the absence of such compliance, the proposed development 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.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that, notwithstanding the fact that the applicant and her family are from the local area, the applicant is currently employed in the urban area of Castletownbere, Co. Cork. The Board considered as a result that the applicant has not demonstrated a genuine economic or social need to live in a rural area in compliance with the requirements of National Policy Objective 19.

Board Member   **Date:** 14/03/2019

Maria FitzGerald