



An
Bord
Pleanála

Board Direction
BD-002067-19
ABP-302679-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2019.

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 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 is 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 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, thus, contravene the objectives of the Cork County Development Plan, would be contrary to the rural policy provisions of the National Planning Framework, and

would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/01/2019

Terry Prendergast