



An  
Bord  
Pleanála

**Board Direction**  
**BD-002520-19**  
**ABP-302855-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2019.

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

### **Reasons and Considerations**

1. Having regard to the location of the site in a 'Tourism and Rural Diversification Area' as identified in the Cork County Development Plan 2014, it is considered that the applicant does not comply with the restrictions of Development Plan Objective RCI 4-3 and, having regard to the nature and location of the employment of the applicant, the proposed development would contravene Development Plan Objective RCI 2-1, which aims to discourage urban generated housing in rural areas. Notwithstanding other objectives of the Development Plan, 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 site within a rural area under urban influence, 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. 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.

3. Having regard to the elevated and exposed nature of the site, in a landscape area of very high value and sensitivity, and on a scenic route (ref. S72), it is considered that the proposed development would form an unduly prominent and obtrusive feature which would interfere with the character of the landscape. The proposed development would, therefore, materially contravene Development Plan Objective GI 6-1 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 07/03/2019

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John Connolly