



An
Bord
Pleanála

Board Direction
BD-002889-19
ABP-303286-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2019.

The Board decided, by a vote of 2:1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site is located in a "Rural Area under Strong Urban Influence" in the current County Cork Development Plan and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need for a dwelling in the rural countryside. Furthermore, it is national policy in such areas under urban influence, as set out in National Policy Objective 19 of the National Planning Framework, 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 in such areas under urban influence. Having regard to the documentation submitted with the application and appeal, wherein it is stated that it would be the intention of the applicant to sell the subject site, should outline planning permission be granted, it is not possible to determine whether any future purchaser would have a demonstrable economic or social need to live in this rural area, or a genuine rural-generated need for a house at this location. The proposal would therefore contravene materially objective RCI 4-2 of the County Development Plan, would be contrary to the Ministerial Guidelines and

to the over-arching national policy. The proposal would, therefore, contrary to the proper planning and sustainable development of the area.

Note: The Board noted and agreed with the views of the Inspector that the proposed development

- (i) could be considered to run counter to the recommendations of the Rural Housing Guidelines which states that new development should be guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities, and
- (ii) could exacerbate and consolidate an already unacceptable pattern of ribbon development which, in itself, would lead to an erosion of the rural and landscape character of this area.

However, having regard to the substantive reasons for refusal, the Board decided not to pursue these matters with the parties.

Board Member

Date: 30/04/2019

John Connolly