



An  
Bord  
Pleanála

**Board Direction**  
**BD-004004-19**  
**ABP-304105-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9/9/2019.

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 current Cork County Development Plan and in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), and to National Policy Objective 19 of the National Planning Framework, which seeks 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, based on the information submitted with the application and appeal, that the applicant does not comply with National Policy Objective 19. As such, the proposed development, in the absence of demonstrable social or economic need for the house in this rural location, contravenes the provisions of the National Planning Framework, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. As such, the proposed development would be contrary to the ppsd of the area.

**Board Member**

**Date:** 10/09/2019

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Terry Prendergast