



An
Bord
Pleanála

Board Direction
BD-003623-19
ABP-304125-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 23rd, 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. The subject site is located within a 'Greenbelt' which is an area under significant pressure for rural housing, as identified in the Cork County Development Plan 2014, and in an area that is under strong urban influence 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. In addition, it is a specific objective of the National Planning Framework, adopted by the Government, in rural areas under urban influence, to "facilitate the provision of single housing in the countryside based on the core consideration of demonstrable social or economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements". Having regard to the documentation submitted with the application and appeal, and in particular the nature and location of their employments, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicants do not come within the scope of the housing need criteria as set out in the Cork County Development Plan, 2014 or in

national policy for a house at this rural location, and the Board is not satisfied that the applicants' housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development would, therefore, be contrary to these Ministerial Guidelines, to policy RCI 5-8 of the Cork County Development Plan and contrary to national policy, and would accordingly be contrary to the proper planning and sustainable development of the area.

2. Having regard to the high water table, as evidenced by the Site Suitability Report and the size and slope of the site, it is considered that based on the information submitted the site cannot be adequately drained by means of a waste water treatment system. Having regard to the proximity of the proposed waste water treatment system to existing private wells and having regard to the proliferation of existing waste water treatment systems in the immediate vicinity of the site, it is considered that the proposed development would pose a pollution risk to groundwater and would, therefore, be prejudicial to public health.

Board Member

Date: 24th July 2019

Philip Jones