



An  
Bord  
Pleanála

**Board Direction**  
**BD-003701-19**  
**ABP-304138-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2019.

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 within an area under strong urban influence as identified 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, and having regard to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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 applicants have not demonstrated that they come within the scope of the housing need criteria as set out in the Guidelines and that they have not demonstrated an economic or social need to live in this rural area in accordance with national policy, notwithstanding the provisions of the Cork County Development Plan 2014. Furthermore, the Board is not satisfied that the applicant's housing needs could not be satisfactorily met in an established

smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, 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, therefore, contravene the Ministerial Guidelines, and would be contrary to national policy and to the proper planning and sustainable development of the area.

2. The felling of 0.3ha of woodland and the excavation of the site, to accommodate the proposed development, would significantly interfere with the character, value, distinctiveness and sensitivity of the landscape and would contravene Policy Objective HE 2-5 and GI 6-1 of the Cork Council Development Plan 2014, would detract from the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/08/2019

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Terry Ó Niadh