



An  
Bord  
Pleanála

**Board Direction**  
**BD-003867-19**  
**ABP-304445-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2019.

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

### **Reasons and Considerations**

The subject site is located within an 'Stronger Rural Area', as identified in the Cork County Development Plan, 2014, the Sustainable Rural Housing Guidelines and in the National Planning Framework. National Policy Objective 19 aims to facilitate the provision of single housing in the countryside, based on the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area and that his housing need could not be met by residing in a nearby town or village. It is considered, therefore, that the applicant does 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 location. The proposed development would, therefore, 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 and would negatively impact on the viability of smaller towns and villages

**Board Member**

**Date:** 23/08/2019

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Michelle Fagan

NOTE: The Board noted that the proposed development is located along an unsurfaced minor laneway which is inadequate in width, alignment and structural conditions. However, having regard to the substantive reason for refusal set out above, the Board decided not to pursue this issue.

Please attach a copy of the board direction with the board order.