



An
Bord
Pleanála

Board Direction
BD-004449-19
ABP-304969-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2019.

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 designated in the Cork County Development Plan 2014-2020 and to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the National Planning Framework (February 2018), which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the County Development Plan for a house at this sensitive rural location and does not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based need for the house, 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, thus, contravene the objectives of the Cork County Development Plan, would be contrary to the

provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and rural policy provisions of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The proposed development would constitute random housing development in a rural area lacking public services and community facilities and served by a poor road network. The proposed development would, therefore, give rise to the demand for further public services and community facilities and would, thus, be contrary to the proper planning and sustainability of the area.

Copy of Board Direction to issue with Board Order.

Board Member

Date: 05/11/2019

Maria FitzGerald