



An
Bord
Pleanála

Board Direction
BD-005144-20
ABP-305718-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2020.

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 'Metropolitan Greenbelt' which is an area under significant pressure for rural housing, as identified in the Cork County Development Plan 2014. Furthermore, the site is located in an area that is designated as under urban influence in the Sustainable Rural Housing Guidelines and in the National Planning Framework, where National Policy Objective 19 aims 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated an exceptional housing need to live in this rural area as required under policy objective RCI 4-1 of the Development Plan. 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, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, when taken together with existing dwellings in the vicinity, would represent an excessive density of development in a landscape with limited capacity to assimilate further development, would contribute to the erosion of the rural landscape character of the area and would conflict with policy objective GI 6-1 of the Cork County Development Plan 2014 . The proposed development would establish an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/02/2020

Terry Prendergast