



An
Bord
Pleanála

Board Direction
BD-005511-20
ABP-306098-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2020.

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area designated a Transitional Rural Area in the Cork County Development Plan 2014, to the categories of housing need provided for within the Plan for such areas, and to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* relating to rural generated housing need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan and Guidelines for a residential unit at this rural location. The proposed development, in the absence of any identified locally based need for the residential unit, 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, be contrary to the rural policy provisions of the Cork County Development Plan and the provisions of the *Sustainable Rural Housing Guidelines for Planning*

Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the siting of the proposed development within a structure comprising commercial storage uses and the incompatibility of these uses with residential use, the orientation and layout of the residential unit and the associated limited fenestration provisions, and the lack of internal storage and external private amenity space, it is considered that the proposed development would provide a substandard form of accommodation for the occupants of the residential unit and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contravene materially a condition attached to an existing permission for development, namely condition number 2 attached to the permission granted by Cork County Council under planning register reference number 16/486. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/03/2020

Paul Hyde