



An  
Bord  
Pleanála

**Board Direction**  
**BD-005641-20**  
**ABP-306215-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 22<sup>nd</sup> 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 subject site at a significant remove from the village of Ardfield, and in an isolated location relative to the village core, where local community services exist, to the lack of pedestrian connectivity of the site to the village core, and having regard to the location of the site at the extreme edge of the development boundary for the village of Ardfield, as set out in the West Cork Municipal Local Area Plan 2017, in the context of the fact that there are lands closer to the village core that have the potential to accommodate the level of expansion of the village envisaged in the Local Area Plan, it is considered that the proposed development would result in an isolated living environment and a car-dependent residential development that would fail to provide for the orderly expansion of the village. The proposed development would be contrary to the provisions of the Guidelines for Planning Authorities on "Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)" issued by the Department of Environment, Heritage and Local Government (2009), which gives as a key overall message that new development should contribute to compact towns and

villages, sets out the importance of the sequential approach, and provides that residential schemes should provide for effective connectivity. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within the development boundary of Ardfield, a designated village in the West Cork Municipal Local Area Plan 2017. The vision for the village, as set out in this Plan, is to promote sympathetic development in tandem with the provision of infrastructure and services. It is an objective of the Plan (Objective GO-01) to restrict the scale of growth for villages to the development of individual dwelling units served by individual treatment units only in the absence of a public wastewater treatment plan. It is considered that the proposed housing development, consisting of an estate of eight houses, in the absence of a public waste water treatment plant, would be premature by reference to the existing deficiency in the provision of public piped sewerage facilities serving the area, and the period within which the constraint involved may reasonably be expected to cease, and would conflict with the objective and provisions of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the narrow and poorly aligned local road serving the subject site, the lack of any pedestrian connectivity to the village core and to community facilities located in that core, and to the lack of public lighting along the road network leading to the village core, it is considered that the proposed development would constitute a substandard form of development for future residents, would endanger the safety of pedestrians, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that, when taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive proliferation of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

**Note:** In making its decision, and in particular in including reason number one (which was different to the reason recommended by the Inspector), the Board, while acknowledging the development boundary set out in the Local Area Plan, had particular regard to the Ministerial Guidelines referred to, particularly in the context of the sequential approach to development and to the need for connectivity, and also had regard to the decision of the High Court in the case of *O'Mahony Developments Ltd - v - An Bord Pleanála* [2015] IEHC 757.

*[Secretariat: - Please issue a copy of this Direction with the Board Order to the planning authority and to the other parties.]*

**Board Member**

**Date:** 23<sup>rd</sup> April 2020

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Philip Jones