



An
Bord
Pleanála

Board Direction
BD-005728-20
ABP-306278-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 1st, 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 an area under strong urban influence which is an area under significant pressure for rural housing, as identified in the Cork County Development Plan 2014. Furthermore, the site is located within an "Area Under Strong Urban Influence" as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005, wherein it is policy to distinguish between urban-generated and rural-generated need for a house in the rural countryside. In addition, it is national policy, under National Policy Objective 19 in the National Planning Framework in areas under urban influence (as in this case), "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 viability of smaller towns and rural settlements".

On the basis of the documentation submitted with the application and appeal, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Cork County Development Plan, 2014.

Furthermore, the Board is not satisfied that the applicants have demonstrated

an economic and social need to live at this specific rural location, or that the applicants' housing needs could not be satisfactorily met in a smaller town or settlement, in line with national policy. The proposed development would, therefore, be contrary to the Development Plan provisions, to the Ministerial Guidelines and to the over-arching national policy, and 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 further to the erosion of the rural landscape character of an area with limited capacity to assimilate further development and would conflict with policy objective RCI 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: 8th May 2020

Philip Jones