



An  
Bord  
Pleanála

**Board Direction**  
**BD-006058-20**  
**ABP-306900-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 1<sup>st</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**

The subject site is located outside the boundary of the village of Ballyhooly and within a Stronger Rural Area, where it is the policy of the planning authority, as set out in objective RCI 4-4 of the Cork County Development Plan 2014, to restrict rural housing development to certain limited categories of applicants, and where it is an objective that such applicants must satisfy the planning authority that their proposal constitutes a genuine rural-generated housing need, based on their social and/or economic links to a particular rural area. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 by the applicant in the course of the application and appeal, including the nature and location of his employment, it is considered that the applicant has not demonstrated any rural-generated economic and social need to live at this specific rural location, or that the applicant's housing needs could not be satisfactorily met in a smaller town or settlement, such as the

nearby village of Ballyhooly or the towns of Rathcormac or Fermoy. The proposed development would, therefore, be contrary to objective RCI 4-4 of the County Development Plan and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

Note: The Board agreed with the Inspector in relation to the design, height bulk and massing of the proposed dwelling being visually obtrusive, but decided not to include this reason as an additional reason for refusal, as it would represent a new issue in the context of the appeal.

*(Secretariat – please issue a copy of this Direction to the parties with the Board Order.)*

**Board Member**

**Date:** 8<sup>th</sup> July 2020

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Philip Jones