



An  
Bord  
Pleanála

**Board Direction**

**BD-006871-20**

**ABP-307537-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2020.

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

### **Reasons and Considerations**

The proposed development lies in close proximity to Cork Airport and within the outer Airport Noise Zone and the outer Public Safety Zone of the airport as set out within the Ballincollig/Carrigaline District Local Area Plan 2017. The proposed development, by reason of its proximity to a main airport runway, notwithstanding the noise mitigation measures proposed, would represent an incompatible land use at this location and would give rise to an unacceptable level of residential amenity for future residents and would interfere with the efficient operation of the airport. The proposed development would also establish an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/11/2020

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Terry Prendergast

**Note** : Given the location of the site within a 'Metropolitan Greenbelt' which is an area under significant pressure for rural housing, as identified in the Cork County Development Plan 2014, and the context of the National Planning Framework - National Policy Objective 19, which 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, and the documentation submitted with the application and appeal, the Board is also not satisfied that the applicant has demonstrated sufficient justification for a house at this location consistent with local and national policy.

**Note:** Please include Direction with Order.