



An  
Bord  
Pleanála

**Board Direction**

**BD-007198-20**

**ABP-307755-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. Taken in conjunction with existing and permitted development in the area and specifically along this stretch of roadway, the proposed development together with the existing development to the north, the east, and the south of the site of the proposed development would add to an undesirable level of linear development along this short stretch of road, would constitute ribbon development, would contravene the Cork County Development Policy Plan RCI 5-8 and would also constitute an excessive density of development in a rural area where there are no public sewage facilities and the intensification of this pattern of development would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to substantial amount of one-off housing already existing in this rural area, which is not zoned for residential development, it is considered that the proposed development would give rise to erosion of the green belt, would militate against the preservation of the rural environment, would seriously injure the visual amenities of the area and would give rise to an over-concentration of residential development in a rural area. The proposed development would also

be contrary to the green belt objectives in the Cork County Development Plan 2014 – 2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not represent ribbon development. Instead, it considered that the proposed development would extend the existing linear line of dwelling houses further into the green belt to the detriment of the visual amenities of the area, leading to the erosion of the rural character of the area. It also did not agree that the proposal would lead to the coalescence of development in the vicinity of the site.

**Board Member**

**Date:** 12/01/2020

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Terry Prendergast

**Note:**

The Board also noted that the site is located in a “Rural Area under Strong Urban Influence” in the current Cork County Development Plan. It is national policy in such areas under urban influence, as set out in National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in such rural areas under urban influence. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied

that the applicants have a demonstrable economic or social need to live in this rural area in the context of National Policy Objective 19.