



An
Bord
Pleanála

Board Direction
BD-007011-20
ABP-308038-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2020.

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

Reasons and Considerations

Having regard to the location of the site within a Rural Area under Strong Urban Influence as designated in the Cork County Development Plan 2014 and to the provisions of the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Cork County Development Plan and the Sustainable Rural Housing Guidelines for a house at this rural location and does not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the provisions of the Cork County Development Plan, the *Sustainable Rural Housing Guidelines for Planning Authorities*, and the rural policy provisions of the National

Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted and shared the Inspector's concerns about the poor horizontal alignment of the local road, the substandard, restricted width of this road, and the limited available sightlines at the site frontage, and further noted his assessment that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate. However, the Board considered this to be a new issue and, given the substantive reason for refusal, decided not to pursue this matter further with the applicant.

Board Member

Date: 24/11/2020

John Connolly