

An
Bord
Pleanála

Board Direction

BD-008814-21

ABP-309663-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2021.

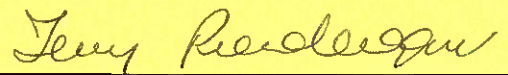
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the 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 constitute haphazard backland development that would mitigate against the residential amenities of the area and would give rise to overconcentration of residential development in this green belt area. The proposed development would be contrary to the green belt objectives in the Cork County Development Plan 2014. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site both within the Metropolitan Green Belt around Cork City and near to the settlement of Blarney, and to Objective RCI 4-1 of the Cork County Development Plan 2014 and to National Policy Objective 19 of the National Planning Framework, it is considered that the applicant does not come within the scope of exceptional housing need criteria for a house at this location and also has not demonstrated an economic or social need to live in this area. The proposed development would, therefore, be contrary to the Cork County Development Plan 2014, to Ministerial

Guidelines and to the over-arching national policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Prendergast

Date: 28/07/2021