

An
Bord
Pleanála

Board Direction
BD-008864-21
ABP-310051-21

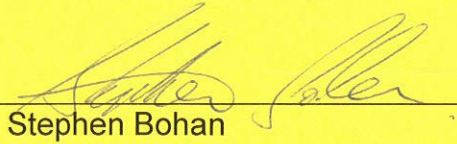
The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2021.

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

Reasons and Considerations

The site is located in Rerrin on Bere Island which is not designated as a settlement in the current West Cork Municipal District Local Area Plan, 2017 and is within an area designated as a "Tourism and Rural Diversification Area" in the Cork County Development Plan, 2014. Development Plan objective RCI 4-3 sets out the criteria for rural generated housing need for this area. Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, it is considered that the applicants do not come within the scope of the housing need criteria of objective RCI 4-3 of the Cork County Development Plan, 2014 and have not demonstrated an economic or social need to live in a rural area as prescribed by national policy or the Guidelines. The proposed development would, therefore, contravene materially development plan objective RCI 4-3 and would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 09/08/2021