

An
Bord
Pleanála

Board Direction
BD-008935-21
ABP-310092-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

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

Reasons and Considerations

1. The site of the proposed development is located within an 'Area Under Strong Urban Influence' as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April, 2005 which seek to distinguish between urban generated housing and rural generated housing need. Furthermore, the site is located in an area that is designated as being under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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, having regard to the viability of smaller towns and rural settlements. In addition, the site of the proposed development is located within the Metropolitan Cork Greenbelt as designated in the Cork County Development 2014. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has established a demonstrable economic or social need to live at this specific site in this rural area. It is therefore considered that the applicant does not come within the scope of the housing need criteria as set out in the

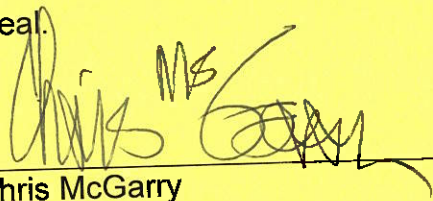
Guidelines, in national policy and in development plan policy, for a house at this location.

The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the Ministerial Guidelines and to the overarching provisions of the National Planning Framework and having regard to the relevant provisions of the Cork County Development Plan 2014, including Objective RCI 4-1, which relates to rural housing within the Metropolitan Cork Greenbelt. 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 to the rear of an existing utilities compound and site of telecommunications infrastructure, it is considered that the proposed development would constitute a haphazard and disorderly form of development and which would seriously injure the residential and visual amenities of prospective occupants of the proposed dwelling by reason of immediate proximity to the adjoining utilities compound. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: the Board noted and shared the concerns expressed by the Inspector with regard to the lack of sufficient information on file with which to draw conclusions relating to the suitability of the site for wastewater treatment and disposal. However, as this would constitute a new issue within the context of the appeal and given the substantive reasons for refusal set out above, it was decided not to pursue this issue under the current appeal.

Board Member


Chris McGarry

Date: 20/08/2021