



An
Bord
Pleanála

Board Direction
BD-009154-21
ABP-310434-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2021.

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 location of the site within the Metropolitan Cork Green Belt as designated in the current Cork County Development Plan 2014 and 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 National Policy Objective 19 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 exceptional housing need criteria for a house at this location as set out in development plan objective RCI 4-1. The proposed development would, therefore, be contrary to the Cork County Development Plan 2014, to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, the rural policy provisions of the National Planning Framework and to the proper planning and sustainable development of the area.

2. Having regard to the extent of one-off housing existing and permitted in the immediate vicinity in a rural area which is within the green belt of metropolitan Cork, it is considered that the proposed development would constitute and exacerbate the pattern of haphazard backland development that would militate against the amenities of the area and give rise to an over concentration of residential development in this green belt area. The proposed development would contravene the development plan objectives for the green belt area as set out in current County Development Plan 2014 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald

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Date: 27/09/2021