

An
Bord
Pleanála

Board Direction
BD-009361-21
ABP-310760-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2021.

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

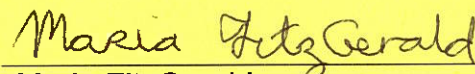
Reasons and Considerations

1. The site of the proposed development is located in a scenic rural area close to the amenity area of Garrettstown in County Cork and within an area designated a rural area under strong urban influence in the Cork County Development Plan. It is the objective of Cork County Development Plan to discourage urban-generated housing in rural areas, which should normally take place in the larger urban centres or the towns, villages and other settlements identified in its settlement network (Objective RCI 2-1). It is also an objective of the Plan that, in rural areas under strong urban influence, applicants must satisfy the planning authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area. In addition, the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the *National Planning Framework* seek to promote rural generated housing need and to manage the growth of areas that are under urban influence in order 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 applicants do not have a demonstrable rural generated housing need as set out in the Development Plan and the *Sustainable Rural Housing Guidelines* and the proposed development 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 *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.

2. Taken in conjunction with existing and permitted development in the area and specifically along the stretch of roadway onto which the proposed development would access, the proposed development would add to an undesirable level of linear development along this short stretch of road, would constitute ribbon development and would therefore be contrary to the relevant provisions on ribbon development in *the Sustainable Housing Guidelines for Planning Authorities* and would contravene Objective RCI 6-3 as set out in the current Cork County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Maria FitzGerald

Date: 04/11/2021