



An
Bord
Pleanála

Board Direction
BD-009953-22
ABP-310933-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2022.

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 a rural area under strong urban influence in which there is extensive one-off housing and to the provisions of the Cork County Development Plan, the *Sustainable Rural Housing Guidelines for Planning Authorities* and the National Policy Objectives of the *National Planning Framework*, it is considered that the applicant does 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 as they relate to the management of growth of rural areas that are under urban influence. The proposed development, in the absence of any identified locally based rural social and/or economic 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, thus, 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. Having regard to the substandard nature of the local road onto which the proposed vehicular entrance would access, in terms of restricted width and poor alignment and structure, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate and which would interfere with the safety and free flow of traffic on the public road.

3. Having regard to the unserviced nature of the site, the dependence of the proposed development on a private on-site wastewater treatment unit and bored well supply, and the proliferation of individual private effluent treatment systems serving development in the area on higher ground opposite the site and its dependence on private wastewater treatment units discharging final effluent to ground, it is considered that the proposed development would be prejudicial to public health due to the risk of pollution to the source of water supply.

Board Member



Stephen Bohan

Date: 07/02/2022