

An
Bord
Pleanála

Board Direction
BD-009712-21
ABP-311193-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2021.

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

Reasons and Considerations

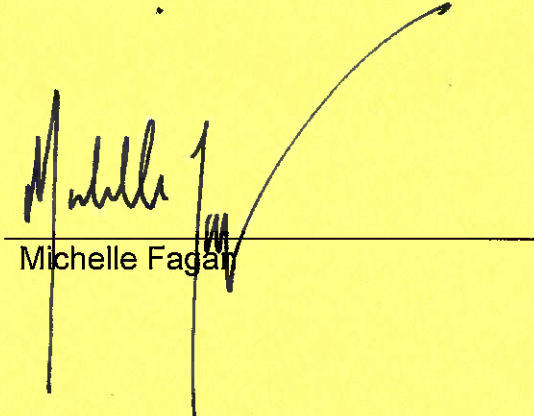
Having regard to,

- the location of the site within the "Metropolitan Cork Green Belt" which is an area under the most significant pressure for rural housing, as identified in the Cork County Development Plan 2014 - 2020,
- Objective RCI 5-2 of the Cork County Development Plan 2014 which sets out the purpose of the Metropolitan Cork Green Belt, including the prevention of urban sprawl,
- Objective RCI 5-3 of the Plan which seeks to preserve the character of the Metropolitan Cork Green Belt and to reserve it generally for agriculture, open space, recreation, and biodiversity,
- Objective RCI 6-3 Ribbon Development which outlines a presumption against development which would contribute to or exacerbate ribbon development.
- the location of the site in an un-serviced rural area which is not zoned for development
- and, the substantial number of one-off housing units already existing in this rural area

it is considered that the proposed development would exacerbate suburban style ribbon development in this un-serviced area, would contribute to the incremental

erosion the green belt and militate against the preservation of the rural environment, would materially contravene the stated green belt objectives of the Development Plan, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 11/01/2022