



An  
Bord  
Pleanála

**Board Direction**  
**BD-011023-22**  
**ABP-311509-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2022.

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

## 1.0 Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the current Cork County Development Plan and in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of Environment, Heritage and Local Government (2005), and to the National Policy Objective 19 of the National Planning Framework, which seeks to ensure that the provision of single housing in rural areas under urban influence are provided based on 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 housing need criteria as set out in the Guidelines and in the Development Plan and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to an intensification 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, contravene the policies contained in the National Framework Plan (2018), the Sustainable Rural Housing Guidelines (2005) and

the Cork County Development Plan (2014) and would be contrary to the proper planning and sustainable development of the area.

2. The site is located within an attractive rural landscape characterised by mature trees and hedgerows and where the overall area has been subject to intense development pressure in recent years, with an extensive ribbon of development to the north of the site. Having regard to the large scale and overly suburban design of the proposed dwelling, the siting of the development on an elevated ridge, combined with the need to remove an extensive amount of mature roadside vegetation, and taken in conjunction with the existing concentration of ribbon development in the vicinity, it is considered that the proposed development would result in a discordant feature which would fail to adequately integrate into the landscape, would extend the pattern of suburban and ribbon development and militate against the preservation of the rural environment 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



Terry Ó Niadh

Date: 22/07/2022