

An  
Bord  
Pleanála

**Board Direction**  
**BD-010851-22**  
**ABP-311681-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2022.

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

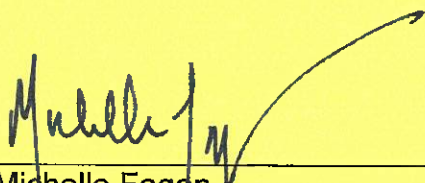
### **Reasons and Considerations**

Objective RCI 5-2 of the Cork County Development Plan 2014 -2020 sets out the purpose of the Metropolitan Cork Greenbelt, including the prevention of urban sprawl. Objective RCI 5-4 of the Plan recognises that the granting of regular exceptions to Greenbelt policies would incrementally erode the Greenbelt. Having regard to the location of the site within the Metropolitan Greenbelt, and to the extent of existing and permitted development in the vicinity, it is considered that the proposed development would consolidate an unwarranted and excessive concentration of suburban style development in this area, which would undermine the specific purpose and character of the Greenbelt lands. The proposed development would, therefore, contravene the stated objectives of the Development Plan, which seek to control urban sprawl, which policies are considered reasonable, and would be contrary to the proper planning and sustainable development of the area.

NOTE: Having regard to National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, the location of the site

within a Rural Area under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities, and in the Metropolitan Cork Greenbelt identified as being under strong urban pressure for development as set out in the Cork County Development Plan, 2014 – 2020, where housing is restricted to persons demonstrating a genuine housing need based on their connections to a particular area in accordance with Policy Objective RCI 4-1 of the Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said planning objective. In the absence of a clearly identified locally based need for this house, the proposed development would contravene Policy Objective RCI 5-1 of the Development Plan, would consolidate an existing pattern of urban sprawl that is incrementally eroding the Metropolitan Greenbelt, would lead to demands for the uneconomic provision of public services in an un-serviced rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Michelle Fagan

**Date:** 09/06/2022