

**An
Bord
Pleanála**

**Board Direction
BD-010428-22
ABP-312004-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2022.

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 identification of this area within the Cork County Development Plan 2014 and within the "Sustainable Rural Housing Guidelines for Planning Authorities", published by the Department of Environment, Heritage and Local Government in April 2005, as being a rural area under strong urban pressure for one-off housing and having regard to the existing residential developments within the immediate area of the proposed development, the site lies within an area where there are five existing houses, four of which are proximate to, and front onto, the local road L3633-79. Taking account of the incorporation of the proposed development on a site within these dwelling sites, which would add a fifth house to the row of houses along the northern side of the local road within a relatively short distance, it is considered that the proposed development would contribute to the unsustainable proliferation of houses in this rural area and to the extension of ribbon development along this route, and within the wider rural area. The proposed development would be contrary to national policy and to Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

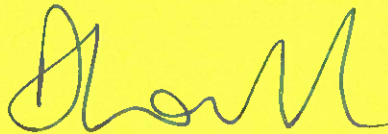
2. Having regard to the location of the site of the proposed development in an open and exposed coastal area, designated as high value landscape as identified in Figure 13.2 in the County Cork Development Plan 2014, in which Objective GI 6-1, as it relates to landscapes, seeks to protect the visual and scenic amenities of County Cork's natural environment, and taking account of the site on a designated scenic route, No. S49 – road between Inch and Ballycotton via Ballybranagan, and the Policy Objectives GI 7-2 Scenic Routes and GI 7-3 Development on Scenic Routes, which seek to protect the character of views and prospects from scenic routes, it is considered that, having regard to the nature and scale of the proposed development together with works required to accommodate the proposed development on the site, including extensive cutting to accommodate the lower ground floor level, the development would not comply with the above requirements and would, if permitted, result in adverse obstruction and degradation of views both to and from vulnerable landscape features, including from Ballycotton Bay. The proposed development would, therefore, be visually obtrusive and visually detract from the scenic and visual quality of the area, contrary to the policy objectives of the Cork County Development Plan 2014 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

Notwithstanding the acceptance by the planning authority of the applicant's compliance with the relevant local need criteria set down in the Cork County Development Plan 2014, having regard to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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, having regard to the viability of smaller towns and rural settlements, and also noting the applicants' places of work in Mahon and Whitegate, which would represent a substantial commuting distance from the proposed site, the Board considered that sufficient information had not been provided to demonstrate a justifiable economic or social need to reside in this rural location, particularly taking account of the proximity to the nearby settlement of Ballycotton, 800 metres away. In this context, and in the absence of a definable or demonstrable need for a house

at this rural location, the Board considered that the proposed development would contribute to the encroachment of random rural development in the area, would exacerbate the proliferation of proprietary wastewater treatment systems and septic tanks in the rural area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. However, it was determined that, as this matter represented a new issue, it was not necessary to pursue the matter in light of the other aspects of the development as outlined in the Board's assessment and decision.

Board Member



Date: 04/04/2022

Dave Walsh

