



An
Bord
Pleanála

Board Direction
BD-010758-22
ABP-312512-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2022.

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 on an elevated ridge in an attractive rural setting comprising of expansive undeveloped farmlands, and to the high concentration and density of development to the west of the site, the proposed development would consolidate and extend the existing cluster of development into an unspoilt agricultural field which create a discordant feature and would erode the open character of the countryside at this location and militate against the preservation of the rural character of the area. The proposed development would, therefore, undermine the policy objectives set out in the current Cork County Development Plan to maintain the open rural character of the greenbelt and to prevent urban sprawl and would be inconsistent with the policies contained in the National Framework Plan (2018) and in the Sustainable Rural Housing Guidelines (2005), and would be contrary to the proper planning and sustainable development of the area.
2. The site is located on a minor local road which is substandard in terms of width and alignment with a multiplicity of entrances on the western side of the road opposite the site and where sightlines are poor in a northerly and a southerly

direction. Having regard to the location of the site adjacent to a sharp bend in the road to the south, it is considered that notwithstanding the proposal to improve the sightlines at the entrance, the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.

Note: The Board had regard to the location of the site within the Metropolitan Cork Greenbelt, which is an area under significant pressure for rural housing as identified in the current Cork County Development Plan 2014, within an Area Under Strong Urban Influence as identified 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 aims to facilitate the provision of single housing in rural areas under urban influence are provided based on the core consideration of demonstrable economic or social need to live in a rural area, and to the documentation submitted with the application and appeal, the Board was not satisfied on the basis of the information submitted, that the applicant had demonstrated sufficient justification for a house at this location, and considered that the proposed development would not be consistent with national and local policy and would, therefore, be contrary to the proper planning and sustainable development of the area. However, this is a new issue and given the substantive reasons for refusal set out above the Board decided not to pursue the matter further.

Board Member



Michelle Fagan

Date: 24/05/2022