



An
Bord
Pleanála

Board Direction
BD-013582-23
ABP-313506-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/2023.

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 within a 'Tourism and Rural Diversification Area' as identified in the Cork County Development Plan 2022 to 2028, where housing is restricted to persons demonstrating local need based on their social and / or economic links to a particular local rural area, and the applicant's particular circumstances as set out in the documentation submitted with the application, it is considered that the applicant does not come within the scope of the housing need criteria as set out in Objective RP 5-5 of the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within a 'Tourism and Rural Diversification Area' as identified in the current County Development Plan for the area, which is described as having a higher level of environmental and landscape sensitivity. Having regard to the unspoilt upland location of the proposed development, it is considered that the proposed development would form a

discordant and obtrusive feature on the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to Objective GI 14-9 of the Cork County Development Plan 2022 to 2028 to protect skylines and ridgelines from development, and the proper planning and sustainable development of the area.

Note

Having regard to the horizontal and vertical alignment of the public road from which the site of the proposed dwelling is to be accessed, the information provided to the Board is insufficient to be satisfied that the proposed development would not endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow road at a point where sightlines are restricted.

Board Member



Liam Bergin

Date: 06/09/2023