

An
Bord
Pleanála

Board Direction
BD-012651-23
ABP-313666-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

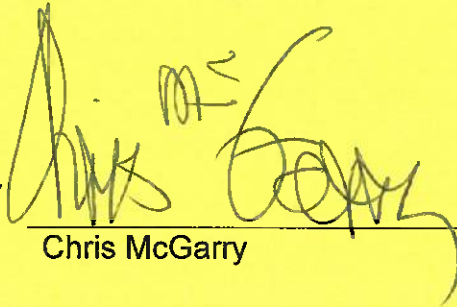
The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to National Policy Objective 19 of the National Planning Framework (2018) 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, and the site's land use zoning objective ZO 20 City Hinterland, Objective 3.13 Rural-Generated Housing and Section 11.136 (Replacement Dwelling) of the Cork City Development Plan 2022-2028, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the said development plan objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be inconsistent with the Cork City Development Plan 2022-2028 objectives regarding the demolition of existing residential dwellings, whereby the applicant has failed to provide a strong justification for the demolition of a habitable dwelling. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 28/06/2023