



An  
Bord  
Pleanála

**Board Direction**  
**BD-013451-23**  
**ABP-313842-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2023.

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 an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County 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 Guidelines or the Development Plan, Objective RP 5-4 refers, 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 efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent and elevated location of the site, in an area of high landscape value as identified in Figure 14-2 of the Cork County Development Plan 2022-2028, and where Objective GI 14-9 of the Plan seeks to protect the visual and scenic amenities of County Corks built and natural environment, together with the extensive cutting of the site to accommodate the proposed development, the Board is not satisfied that the development complies with the above requirements and would, if permitted, be visually obtrusive and visually detract from the scenic and visual quality of the high value landscape in this area. The proposal would, therefore, be contrary to the objectives of GI 14-9 of the County Development Plan 2022 and contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 28/08/2023