



An
Bord
Pleanála

Board Direction
BD-013427-23
ABP-313888-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

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 within the Metropolitan Greenbelt, 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 5-3 refers, for a house at this location. The applicant, notwithstanding her living in the local area for the majority of her life, cannot comply with the requirements of Policy Objective RP 5-3: Metropolitan Cork Strategic Planning Area of the 2022 Cork County Development Plan as it relates to the construction of a house in the Metropolitan Greenbelt as the site is being purchased subject to planning and does not comprise part of a family landholding. Notwithstanding the additional information submitted by the applicant, the Board considers that the development, if permitted in an area where there are no existing public water services including sewage and water supply, would result in an excessive concentration of sub-urban development within the Greenbelt, eroding the open and rural character of the Metropolitan Greenbelt as established. The proposed

development 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.

A grant of planning permission in this instance, would therefore be contrary to the provisions of Objectives CS 2-3 (c), RP 5-11, RP 5-12 and RP 5-13, all of which seek the protection of the Metropolitan Greenbelt. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to both:

- the location of the subject site,
- with the associated visual impact of the required setting back of the existing roadside boundary, to achieve adequate sight distances in both directions,

it is considered that the proposed development would be contrary to the provisions of Objective GI 14-9 of the Plan, which seeks to protect the visual and scenic amenities of County Corks built and natural environment. The proposed development would be contrary to the proper planning and sustainable development of the area.

Note:

The Board considered that the applicant had not supplied adequate information to support grounds for an exception under provisions of CDP objective RP5-10 Exceptional Health Circumstances which states as follows:

“Facilitate the housing needs of persons who are considered to have exceptional health circumstances that require them to live in a particular environment or close to family support in the rural area. The application for a rural dwelling must be supported by relevant documentation from a registered medical practitioner and a qualified representative of an organisation which represents or supports persons with a medical condition or a disability. ”

In light of the substantive reasons for refusal, the Board decided not to pursue the issue at this time.

Board Member



Liam Bergin

Date: 25/08/2023

