

An  
Bord  
Pleanála

**Board Direction**  
**BD-014146-23**  
**ABP-314467-22**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

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

#### **Reasons and Considerations**

The site is located within a rural area which has been subject to intense development pressure in recent years, with an extensive ribbon of development to the south of the site, and within a short distance of Aherla village to the north. The proposed development would contribute further to the pattern of ribbon development and thereby contravene Objective RP 5-24 of the Cork County Development Plan 2022-2028, which provides for a presumption against development which would contribute to or exacerbate ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 16/10/2023