



An
Bord
Pleanála

Board Direction
BD-014144-23
ABP-314529-22

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

1. Having regard to:
 - The site's location in a 'Rural Area under Strong Urban Influence' as designated in the Cork County Development Plan (2022-2028) an area which is under significant urban pressure for rural housing as detailed in Objective RP 5-4 of the Plan
 - The absence of supporting documentary evidence on the file demonstrating a local housing need based on the Applicant's social and / or economic links to this particular rural area, in terms of compliance with the categories of housing need set out in Objective RP 5-4
 - National Policy Objective 19 of the National Planning Framework (2018) which seeks 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, having regard to the viability of smaller towns and rural settlements and
 - The location of the site within a rural area identified as being an area under strong urban influence in accordance with the Sustainable Rural Housing

Guidelines for Planning Authorities published by the Department of the
Environment, Heritage and Local Government 2005

the Board is not satisfied on the basis of the information on the file that the applicant's proposal constitutes a genuine rural generated housing need as required by Objective RP 5-4 of the County Development Plan, or comes within the scope of either economic or social housing need criteria as set out in the National Planning Framework or that the applicants have demonstrated they are persons who are an intrinsic part of the rural community in accordance with the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities. The proposed development, in the absence of any identified locally based need for a house at this location, would contravene policy objective RP 5-4 of the Cork County Development Plan (2022), would result in a haphazard and unsustainable form of development in an unserved area, 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 and undermine the settlement strategy set out in the development plan.

Furthermore based on the information submitted the Board is not satisfied exceptional health circumstances requiring the applicants to live at the proposed site or close to family support in the rural area have been demonstrated as required by Objective RP 5-10 of the Development Plan. 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