

An
Bord
Pleanála

Board Direction
BD-014377-23
ABP-314679-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

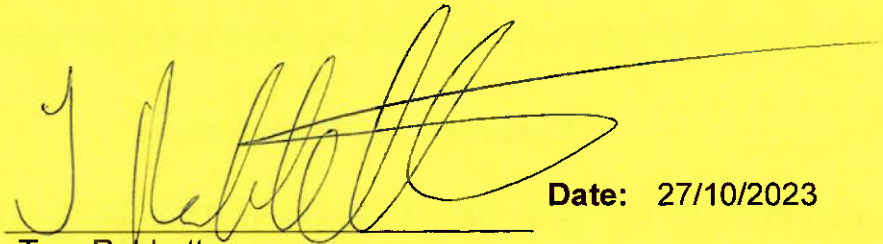
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The provisions of the Cork City Development Plan 2022 - 2028, specifically Objectives 3.13 Rural Generated Housing, Objective 11.9 One - Off Housing, and sections 3.53 and 3.54, set out criteria for the assessment of single houses in the City Hinterland. Having regard to the location of the site and the lack of any associated farm landholding the proposed development is contrary to these objectives, provisions, and the protection of the City Hinterland. The proposed development would contravene the Cork City Development Plan 2022 - 2028, which seeks to protect and improve rural amenity and provide for the development of agriculture. The proposed development would be contrary to the proper planning and sustainable development of the area.
2. The provisions of the Cork City Development Plan 2022 – 2028, specifically Objective 10.54 and sections 10.195 and 10.196, set out a presumption against new housing within the Airport Safeguard Area save for exceptional circumstances associated with those actively involved in farming. The proposed development would contravene the Cork City Development Plan 2022 – 2028, which seeks to safeguard the airport area. The proposed development would be contrary to the proper planning and sustainable development of the area.

3. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would give rise to an excessive density of development and would endanger public safety by reason of traffic hazard due to increased traffic movements on a rural road at a point where sightlines are restricted in a southerly direction. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 27/10/2023