

An
Bord
Pleanála

Board Direction
BD-015170-24
ABP-315505-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

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

Reasons and Considerations

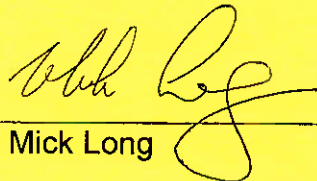
1. Having regard to the location of the site within an area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County Development Plan, 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 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 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 location of the proposed development at the end of a narrow unsurfaced laneway currently serving agricultural land, the length and

alignment of the laneway and the additional traffic movements that the proposed development would generate on the laneway, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

Note:

The Board noted the Inspector's concerns relating to the waste water treatment system and was not satisfied that the proposed system was adequately designed to cater for the proposed development, noting the four proposed bedrooms and the P.E. of 6 as per Table 3.2 of the EPA's "Code of Practice for Wastewater Systems 2021" but given the substantive nature of the reasons and considerations for refusal did not raise the matter further.

Board Member



Mick Long

Date: 24/01/2024