

An
Bord
Pleanála

Board Direction
BD-015773-24
ABP-315578-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2024.

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 –

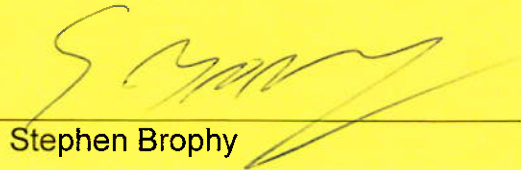
- (i) Objective 3.13, Sections 3.51, 3.52 and 3.53 Housing in the City Hinterland of the Cork City Development Plan 2022-2028 that seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with criteria under which it is the policy objective to facilitate rural housing in this rural area under strong urban pressure,
- (ii) the pattern of development in the area which is considered to have the characteristics of rural areas under strong urban pressure, and significant degree of one-off rural housing

it is considered that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with policies and objectives of the Development Plan. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the Development Plan.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is sited along the Cork City Scenic Route HVP3, to which Objective 6.15 applies. This objective seeks to protect the character of these views and prospects obtainable from the scenic routes. This objective is considered reasonable. The proposed development, which is not related to the amenity potential of the area or the use of the area for agriculture, would be contrary to this objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 08/03/2024