



An  
Bord  
Pleanála

**Board Direction**  
**BD-015215-24**  
**ABP-315581-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2024.

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

### **Reasons and Considerations**

1. The site is located within an area identified as Rural Area under Strong Urban Influence in the Cork County Development Plan 2022-2028, and as also identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in April 2005, an area where housing is restricted to persons demonstrating local need in accordance with the criteria set out in Objective RP 5-4 of the current Development Plan. Having regard to the information submitted with this application and appeal, it has not been demonstrated that the applicant comes within the scope of the housing need criteria for a house at this location as set out in Objective RP 5-4, or as set out in the Guidelines. The proposed development 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within 'Rural Area under Strong Urban Influence' as set out in the Cork County Development Plan

2022-2028, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Cork Rural Design Guide, which guidance is considered reasonable. Having regard to the topography of the site and the elevated positioning of the proposed development, and notwithstanding the low-rise scale of the proposed dwelling, it is considered that the proposed development, particularly by reason of its flat roof design, would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would militate against the preservation of the rural environment, and would not be in accordance with Objective RP5-22 of the current Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mary Oregg

**Date:** 26/01/2024