

An
Bord
Pleanála

Board Direction
BD-015334-24
ABP-315898-23

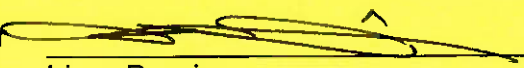
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2024.

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

Reasons and Considerations

Having regard to the location of the site in a 'Tourism and Rural Diversification Area' where housing is restricted to persons demonstrating local need in accordance with the Cork County Development Plan 2022-2028, and within a Stronger Rural Area as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government (2005), it is considered that the applicant does not come within the scope of the housing need criteria as set out in Objective RP 5-5 of the Development Plan or Guidelines for a house at this location. The development proposed to be retained and the proposed development, in the absence of any identified locally based need for a dwelling house, would contribute to the encroachment of random rural development in the area and militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 06/02/2024