



An  
Bord  
Pleanála

**Board Direction**  
**BD-016997-24**  
**ABP-316096-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2024.

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 nature and scale of the proposed development which comprises two separate areas outlined in red, and whereby the proposed replacement dwellinghouse is located at a different site to the dwellinghouse proposed to be demolished, it is considered that the proposed development would contravene Objective RP 5-30 of Cork County Development Plan 2022-2028, in particular the criterion which requires the development to be of an appropriate scale and design relative to the structure being replaced and the location and character of the site. The proposed development would, therefore, be contrary to the provisions of the current County Development Plan and to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a rural area identified as a Transitional Rural Area in the Cork County Development Plan 2022-2028, to the categories of housing need provided for within the Development Plan for such areas as set out in Objective RP 5-7, and to the provisions of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2005 relating to rural generated housing need, it is considered that the applicants

do not come within the scope of the housing need criteria as set out in the Development Plan and Guidelines for a dwellinghouse at this rural location on local road L-8745-0. The proposed development, in the absence of any identified locally based need for a dwellinghouse, 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 rural settlement policy provisions of the Cork County Development Plan and the Sustainable Rural Housing Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the dwellinghouse proposed to be demolished, it is considered that the proposed development would contravene Objective RP 5-31 of Cork County Development Plan 2022-2028, in particular the criterion which encourages new uses for disused or derelict farm buildings:  
“Encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, and other suitable historic buildings such as mills and churches, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.”

The Board noted:

1. The Board noted the consideration of issues relating to the trial hole and percolation tests but given the substantive reasons for refusal did not further consider the matter.
2. That the site is located on a minor road which is substandard in terms of width and alignment and that sightlines are restricted in a southerly direction, however given the substantive reasons for refusal did not further consider the matter.

**Board Member**

  
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Liam Bergin

**Date:** 16/07/2024