

An
Bord
Pleanála

Board Direction
BD-015646-24
ABP-316172-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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 Objective 3.13, Sections 3.51, 3.52 and 3.53 ;Housing in the City Hinterland of the Cork City Development Plan 2022-2028 which seeks to restrict the development of rural housing in areas designated as being under strong urban pressure, it is considered that the applicants have not sufficiently demonstrated an exceptional or justifiable economic or social need to live in a rural area and, therefore, the proposed development does not comply with policies and objectives of this Development Plan. The proposed development would also contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment as well as 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.

Board Member


Joe Boland

Date: 01/03/2024