

An
Bord
Pleanála

Board Direction
BD-016493-24
ABP-317513-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2024.

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', designated in the Cork County Development Plan 2022-2028 as an area which is under considerable pressure for rural housing and to Objective RP 5-5 of the current development plan, which seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, the Board is not satisfied, on the basis of the information on file, that the applicants' proposal constitutes a genuine rural generated housing need as required by Objective RP 5-5. It is considered that the proposed development, in the absence of any identified locally based need for a house at this location, would contravene Objective RP 5-5 of the Cork County Development Plan 2022-2028, would result in a haphazard and unsustainable form of development in an unserved area, 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 and would undermine the settlement strategy, as set out in the Development Plan.

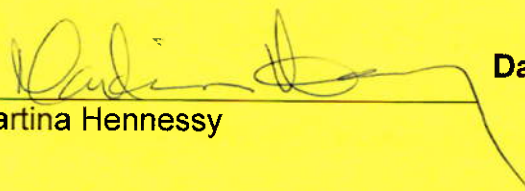
Furthermore, based on the information submitted with the application and the appeal, the Board is not satisfied that exceptional health circumstances requiring the applicants to live at the proposed site or close to family support have been

demonstrated, as required by Objective 5-10 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board, in agreement with the Inspector, considered that the information provided with the application had not satisfactorily addressed the matter of traffic safety arising from additional traffic turning movements generated by the proposed development, taken in conjunction with the proximity of the site entrance to the entrance serving the 'Alisha' dwelling house to the west. The Board also considered it has not been adequately demonstrated that the subject site would be suitable to being serviced by means of a septic tank and percolation area. While ordinarily these would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 06/06/2024