



An  
Bord  
Pleanála

**Board Direction**  
**BD-015752-24**  
**ABP-317526-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2024.

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 having regard to the pattern of development in the immediate vicinity, the proximity of the site to the key village of Riverstick and to the location of the proposed site in an area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards the establishment of an excessive density of haphazard rural housing in an unzoned rural area which would lead to an erosion of the rural and landscape character of the area and which would lead to increased demands for the uneconomic provision of public services and facilities, where these are neither available nor proposed in the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to Objective RP 5.24 in the Cork County Development Plan 2022-2028 which

presumes against development which would contribute to or exacerbate ribbon development, and would therefore be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the concerns of the inspector regarding the removal of a significant amount of roadside hedgerow in order to achieve the required sightlines. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

**Board Member**



Martina Hennessy

**Date:** 06/03/2024