



An
Bord
Pleanála

Board Direction
BD-016583-24
ABP-318054-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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

Reasons and Considerations

1. Having regard to the location of the site 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 in April 2005 ,and, in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County Development Plan 2022-2028, specifically Objective RP 5-6 which facilitates the provision of rural housing for local rural people building in 'a Stronger Rural Area', the Board is not satisfied that the applicant would come within the scope of the housing need criteria as set out in the Guidelines, or, the Development Plan for a house at this location. Taking into consideration, the absence of documentary evidence on the file outlining the applicant's need to live in this rural area, the Board could not be satisfied on the basis of the information on file, that the applicant comes within the scope of either economic or social housing need criteria. The proposed development in the absence of any identified locally based need for the house, 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, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would undermine the settlement strategy set out in the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the soil conditions encountered onsite, and, the Sustainable Rural Housing Guidelines for Planning Authorities which recommend avoiding sites where it is inherently difficult to provide and maintain wastewater treatment facilities, and the Board might not be satisfied on the basis of the information on file, that the effluent from the development can be satisfactorily treated and disposed of onsite, notwithstanding the use of a proprietary waste water treatment system. The Board also noted the existence of a mobile home on the site which could potentially be considered to be unauthorised development, and the Board also noted the inspector's concern in relation to the design of the proposed dwelling. However in light of the above substantial reason for refusal, the Board decided not to consider these issues further at this time.

Board Member


Stephen Brophy

Date: 17/06/2024