

An
Bord
Pleanála

Board Direction
BD-018350-24
ABP-320294-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2024.

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

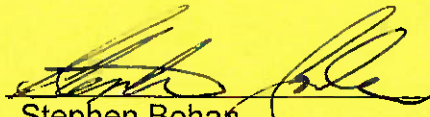
Reasons and Considerations

The subject site is located within the 'City Hinterland' of Cork City as designated in the Cork City Development Plan, 2022-2028 with the primary zoning objective to *"preserve the character of the area generally for use as agriculture, rural amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity"* – ZO 20 refers. The Plan recognises that the City Hinterland encircles the existing built-up footprint of Cork City, its urban towns and settlements and it is an Objective of the Plan to *"maintain the Hinterland for the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus development on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area."* – 10.97 refers. Having regard to the location of the development outside of a settlement and lands which are zoned for development, and given that the development is not considered to constitute a 'rural related business' within the scope of uses open to consideration at this location, it is considered that to permit the development would constitute disorderly development and urban sprawl, which by itself and the precedent it would set, would militate against the maintenance of a

distinction between urban areas and the countryside. Accordingly, to permit the subject development would contravene Objective ZO 20 and 10.97 of the Cork City Development Plan, 2022-2028 and would thereby be contrary to the proper planning and sustainable development of the area.

The Board noted the non-conforming use of the proposed development within the current ZO20 zoning, and although this is considered a contravention of the zoning objective, the Board did not consider this to be material given the historical permission for the erection of a dwelling house which has been built on the site. Also, having regard to the nature and scale of the development proposed for retention the Board considered the development would not generate a significant increase in unsustainable vehicle dependent traffic movements and would not militate against the delivery of the Core Strategy and the achievement of integrated communities, walkable neighbourhoods and Compact Liveable Growth.

Board Member


Stephen Bohan

Date: 03/12/2024