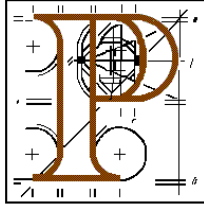


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Cork County

Planning Register Reference Number: 14/05954

An Bord Pleanála Reference Number: PL 04.244202

APPEAL by Richard O'Donovan care of The Planning Partnership of 4 Avondale, Church Road, Passage West, County Cork against the decision made on the 4th day of November, 2014 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single storey dwelling, septic tank treatment unit, detached garage and revisions to existing vehicular entrance at Ballea, Carrigaline, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the proposed development would not appear unduly prominent in the landscape and would not detract from the visual amenities of the area. The proposed development would, therefore, seriously injure the visual amenity of the area and the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2015.