



An
Bord
Pleanála

Board Direction

PL04.246422

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 19th 2016.

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 subject dwelling within lands the stated objective of the land use zoning of which in the Carrigaline Electoral Area Local Area Plan 2015 as 'Open Space / Sports Recreation / Amenity' is to provide a long-term, structural landscape setting for the adjoining industrial zoning, and having regard to the location and design / bulk of the proposed dwelling on an elevated position within a 'very high value' landscape, and along a Scenic Route, designated in the Cork County Development Plan, 2014, it is considered that the proposed development would be detrimental to the openness of the area, would detract to an undue degree from the rural character and scenic amenities of the surrounding area, would interfere with a view of special amenity value which it is necessary to preserve, and would militate against the site's amenity value as a buffer between the industrial lands and existing residential development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Philip Jones

Date: 22nd August 2016