



## Board Direction

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**Ref: 88.247317**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup>, January 2017.

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

### Reasons and Considerations

The site of the proposed development is located within 'A Rural Area under Strong Urban Influence and Town Greenbelt' as set out in the current Development Plan for the area, and within a very high value landscape with very high sensitivity of national importance, where emphasis is placed on the protection of such landscapes and the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Cork Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the open, elevated and prominent positioning of the proposed development, together with its overall design, bulk and scale, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the high value landscape,

would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity, and within this nationally important very high value landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 31<sup>st</sup>, January 2017  
Paddy Keogh

**Note:** The Board concurred with the Planning Inspector's conclusion that the applicant had not demonstrated that a more suitable site at a less visually obtrusive location was not available within the applicant's family farm holding in the vicinity of the site.

*[Please issue a copy of the Board Direction with Board Order]*