



An
Bord
Pleanála

Board Direction
PL88.249007

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th April 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development is located on an elevated site in an area designated as an Area of High Value Landscape in the current Cork County Development Plan 2014. The board considers that the construction of a house on the site and the extensive removal of roadside boundary to create a safe access, is contrary to policy and would seriously injure the visual amenity in an area of High Value Landscape and therefore, it is contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that having regard to the nature and location of the site in an Area of High Value Landscape, and the extensive removal of roadside boundary to achieve sightlines the proposed development would seriously injure the amenities of the area, and would be contrary to proper planning and sustainable development of the area.

NOTE: Notwithstanding, the sightlines proposal received, and having regard to the intensification of the vehicular movements via the existing agricultural entrance

which is located in the vicinity of other vehicular access points, on a bend in the road in an area with poor visibility, the proposed development would represent a traffic hazard and is therefore contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13th April 2018

Michelle Fagan

Please issue a copy of the Board Direction with the Board Order.