



An  
Bord  
Pleanála

**Board Direction**  
**BD-001918-18**  
**ABP-302755-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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

### **Reasons and Considerations**

1 Having regard to the proposed development site is located on lands designated 'Areas of High Landscape Value' (AHLV) in the Cork City Development Plan 2015-2021, to the scale and design of the proposed development on the Montenotte / Tivoli Ridge, it is considered that the proposed development would result in an unacceptable and negative visual impact on the intrinsic character of the AHLV and its important landscape assets and features and would cause undue visual intrusion in the landscape. Consequently, the Board considered that the proposed development would materially contravene Objective 10.4 and Objective 10.10 of the Cork City Development Plan 2015-2021 and would therefore be contrary to the proper planning and sustainable development of the area.

2 Having regard to the substandard nature of the road network, lack of proper pedestrian provision to serve the development and traffic likely to be generated, it is considered that the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users. It would therefore be contrary to the proper planning and sustainable development of the area.

3 Having regard to the pattern of development in the area, the level differences between proposed and existing adjacent dwellings and proximity of dwellings to the site boundaries, it is considered that the proposed development, would seriously injure the residential amenities of the area by reason of excessive overlooking and visual obtrusion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/12/2018

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Paul Hyde