



An
Bord
Pleanála

Board Direction
BD-005679-20
ABP-306548-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2020.

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

Reasons and Considerations

The proposed development would be located on Compass Hill on the south side of the town of Kinsale on a prominent site when viewed from the approach to the town from Regional Road R606. Compass Hill comprises a prominent natural feature that forms a distinct rural edge to the south of the town where it meets the Bandon River. Having regard to the form and siting of the proposed development, in particular the proposed semi detached housing, it is considered that the proposed development would represent an inappropriate form of development at this sensitive location, would constitute a highly prominent feature on the landscape with a form of development and with rear garden areas and rear elevations facing west that would be visually obtrusive when viewed on the approaches to the town from the north-west along the R606 and that would adversely affect the significant contribution Compass Hill makes to the setting of the town. The proposed development would, therefore, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/05/2020

Terry Prendergast