



An
Bord
Pleanála

Board Direction
BD-005887-20
ABP-306663-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2020.

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

Reasons and Considerations

1. The site of the proposed development is located within Landscape Preservation Zone NE 8 as designated in Cork City Development Plan 2015-2021. It is the objective of the Plan (Objective 10.5) to preserve and enhance the character and visual amenity of this Landscape Preservation Zone. Any development within the Zone can only be considered where it safeguards the value and sensitivity of the landscape and achieves the respective site-specific objectives for this zone, which relate to the tree canopy within the Zone and the land forming the setting to Clifton House, a building recognised as being of significance. There is a presumption against development within this Zone and only in exceptional circumstances is there limited scope for development to enable existing occupiers to adapt existing buildings to their evolving requirements.

The Board considered that the construction of a house within the Landscape Preservation Zone does not constitute an exceptional circumstance, would physically distort and undermine the cultivated amenity of the land, inclusive of its tree canopy, and would erode and undermine the lands that form the existing setting to Clifton House. The proposed development would, therefore, fail to safeguard the value and sensitivity of this landscape, would be contrary

to the site-specific objectives that relate to Landscape Preservation Zone NE 8, and would, therefore, materially contravene Objective 10.5 of Cork City Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contravene materially a condition attached to an existing permission for development, namely condition number 2 attached to the permission granted by An Bord Pleanála on the 14th day of May 2019 under reference ABP-303454-19, which prohibited the development of a house at this location and required the area to remain as a landscaped area in order to ensure compliance with Objective 10.5 of Cork City Development Plan and in the interest of visual amenity.

Board Member

Date: 04/06/2020

Paul Hyde