

An  
Bord  
Pleanála

**Board Direction**  
**BD-008119-21**  
**ABP-309116-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2021.

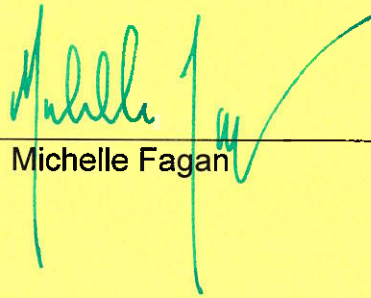
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. It is an objective of the Cork County Development Plan 2014 GI 6-1 to Protect the visual and scenic amenities of County Cork's built and natural environment. It is considered that the proposed development, by reason of its prominent location and sensitivity in a scenic coastal landscape and by reason of its scale, height and design would represent an inappropriate overdevelopment of the site and would be overbearing and visually intrusive. The proposed development would, seriously injure the visual amenities of the area, would conflict with the development plan objective GI 6-1 to protect the visual and scenic amenities of County Cork's built and natural environment and would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development would seriously detract from the residential amenity of existing occupants of the adjacent dwelling to the north by reason of overbearing impact, overlooking and overshadowing and would, therefore, seriously injure the amenities of property in the vicinity of the site. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Michelle Fagan

**Date:** 10/05/2021