

An
Bord
Pleanála

Board Direction
BD-009437-21
ABP-310827-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2021.

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

Reasons and Considerations

It is considered that insufficient information has been submitted with the application and appeal to establish the following:

- What the proposed use of the site would be,
- Whether the site is the subject of coastal erosion,
- What the hydrological and ecological impacts would be of the proposed rock armour wall, and
- In the presence of demonstrable coastal erosion and in the light of the identified hydrological and ecological impacts, whether the proposed rock armour wall would be the most appropriate response to coastal erosion from hydrological and ecological perspectives,
- Whether all of the proposed works could be undertaken from within the site.

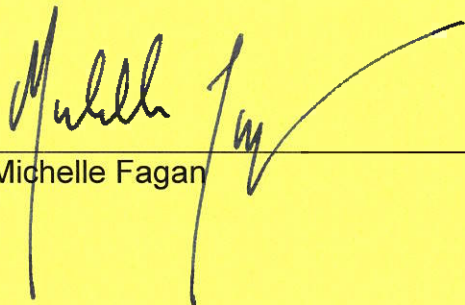
In the absence of the foregoing information, and having regard to Objectives TO 4-1 and GI 6-1 of the Cork County Development Plan 2014 – 2020, it is considered that to grant permission to the proposal would be premature, as it would risk harming the ecology of the shoreline and the introduction of inordinate man-made interventions to what is a very high value landscape, with a consequent unjustifiable impact upon the visual amenities of the area.

Furthermore, it is considered that the character and appearance of Rerrin is contributed to by the existing interspersed of dwelling houses and their gardens on the one hand and fields on the other hand, the precedent of permitting a "freestanding" garden by the construction of a stone wall and the retention of suburban type pillars and gates, would seriously injure the visual amenity of the area.

The proposal, as submitted, would not be in accordance with the proper planning and sustainable development of the area.

Note: The Board considered that insufficient information has been submitted with the application and appeal, to enable the Board to carry out a Stage 1 screening of the project for the purpose of Appropriate Assessment and consequently, the Board could not be satisfied that the proposed development would not be likely to have a significant effect on European sites. However, given the substantive nature of the reason for refusal above, the Board decided not to include it as a reason for refusal.

Board Member



Michelle Fagan

Date: 12/11/2021