

An
Bord
Pleanála

Board Direction
BD-010598-22
ABP-311804-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2022.

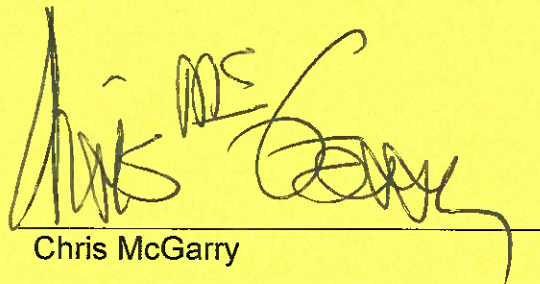
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the lack of detailed information submitted with the application and appeal in relation to water services, including surface water management and waste water management at the site, and in the absence of a Natura Impact Statement, the Board is not in a position to conclude that the proposed development individually, or in combination with other plans or projects, would not adversely affect the integrity of Natura 2000 Sites within the zone of influence of the proposed development site, in view of the site's conservation objectives. The Board is therefore precluded from granting permission for this proposed development.
2. Having regard to the location of the site outside the settlement boundary of Garrettson / Garrylucas as identified in the Bandon-Kinsale Municipal District Local Area Plan (LAP) 2017, and the sensitive scenic coastal location of the site in a 'high value landscape' setting and adjoining a designated Scenic Route, it is considered that the proposed development would not fit appropriately into this landscape, would be visually incongruous in this

sensitive scenic area, would seriously injure the visual and scenic amenities of the area and would interfere with the character of the landscape. The proposed development would, therefore, contravene materially with Objectives RCI 9-1, HE 4-6, GI 6-1, GI 6-2, GI 7-2, GI 7-3, TO 2-1 and EE 9-1 of the Cork County Development Plan 2014, and would be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 28/04/2022