

An  
Bord  
Pleanála

**Board Direction**  
**BD-012053-23**  
**ABP-312670-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2023.


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

### **Reasons and Considerations**

The site is designated as 'High Value Landscape' under the provisions of the Cork County Development Plan 2022-2028 where it is an objective (GI 14-9) of the plan to protect the visual and scenic amenities of County Cork's built and natural environment and to protect skylines and ridgelines from development. This designation and policy are considered reasonable. Having regard to the design and siting of the proposed development it would detract to an undue degree from the rural character and scenic amenities of the area, would be contrary to the provisions of Cork County Development Plan and would constitute an undesirable precedent for development of this nature in a scenic, sensitive rural landscape designated 'High Value Landscape' in the Cork County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board did not agree with the Inspector's view that the information on the file did not support an application came within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan and preferred the view of the planning authority that the applicant

had meet the appropriate criteria and accordingly did not refuse the application on this ground.

**Board Member**  **Date:** 28/04/2023  

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**Peter Mullan**