



An
Bord
Pleanála

Board Direction
BD-013770-23
ABP-313573-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2023.

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

Reasons and Considerations

The proposed development, which would result in the demolition of a Recorded Archaeological Monument RMP Ref. CO142-059 would have a detrimental and irreversible impact on the Recorded Monument and would have a profound negative impact on the archaeological and cultural heritage of the area. The proposed development would, therefore, materially contravene policy objectives HE 16-2, HE 16-6 and HE 16-10 of the current Cork County Development Plan 2022, which seek to safeguard sites, features and objects of archaeological interest, to protect and preserve Recorded Monuments in situ and to retain industrial and post-medieval structures and features. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.² Having regard to the prominent location of the site within Union Hall village overlooking Glandore Harbour, which is designated as a High Value Landscape in the current Cork County Development Plan 2022-2028, wherein it is required that new development is designed to a high standard and visually integrates into the landscape and that the character of vernacular buildings is maintained, it is considered that by reason of the excessive scale and massing of the proposed structure, to its insensitive design and use of materials and to its failure

to adequately relate to the character and setting of the village, the proposed development would result in an visually obtrusive element in this scenic coastal landscape which fails to respect the character of the landscape and the vernacular heritage of the area. The proposal would, therefore, seriously injure the visual amenities of the area, would be contrary to policy objectives GI 14-9 and HE 16-21 in the current Cork County Development Plan 2022-2028 and would not be in accordance with the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 18/09/2023