

An
Bord
Pleanála

Board Direction
BD-013482-23
ABP-313617-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2023.

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

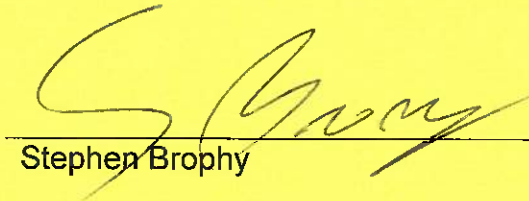
Reasons and Considerations

1. 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 in an elevated location and close to a designated scenic route, it is considered that the proposed development 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.

While the Board did not concur with the inspector's first recommended reason for refusal regarding the economic or social need of the applicant for a home at this location, the Board was of the view that further evidence was required relating to the

rural generated housing need of the applicant, and in particular whether a dwelling on this site could be justified given the extent of farming taking place within the landholding, which is remote from the bulk of the family farm. However in light of the above substantial reason for refusal, the Board decided not to pursue this issue further at this time.

Board Member


Stephen Brophy

Date: 30/08/2023