



An
Bord
Pleanála

Board Direction
BD-013753-23
ABP-313737-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2023.

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

Reasons and Considerations

1. The site is accessed by means of a narrow, single track lane with no passing bays, which is poorly surfaced and maintained and which provides access to several other dwellings, a farm and a recreational amenity woodland, and by means of a wider local road network serving several settlements and an industrial plant in the vicinity, which is substandard in terms of width and alignment and where sightlines are poor at the junction with the private lane. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.
2. Having regard to the location of the site within an attractive rural landscape, on a ridge overlooking the Bandon River, 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, it is considered that by reason of the large scale and overly suburban design and landscaping of the proposed dwelling, the siting of the development on an elevated ridge, combined with the need to remove mature roadside vegetation, it is considered that the proposed development would result in a discordant feature which would fail to

adequately integrate into the landscape, would militate against the preservation of the rural environment and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to policy objective GI 14-9 of the current Cork County Development Plan and to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 15/09/2023