

An
Bord
Pleanála

Board Direction
BD-012888-23
ABP-313739-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2023.

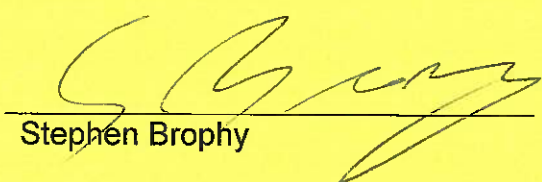
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Under the Cork County Development Plan 2022-2028, Objective GN-R-01 states that it is policy of Cork County Council to seek to achieve a high density on 1 hectare of the proposed site and to seek to achieve the density in such a way that the woodland setting is protected and that the trees of special heritage value and champion trees are protected. Furthermore, Objective HE 16-20 seeks to recognise the contribution and importance of historic landscapes and their contribution to the appearance of the countryside, their significance as archaeological, architectural, historical and ecological resources and to protect the archaeological, architectural, historic and cultural element of the historic/heritage landscapes of the County of Cork. The proposed development includes 1.5 hectares of land for development and is therefore contrary to the Development Plan objective. The proposed development would also result in the loss of trees of special heritage value within the garden and woodland area associated with Ashbourne House that it is a specific objective to protect. It is, therefore, considered that the proposed development would contravene these policy objectives and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development provides for a net density of 35.3 units per hectare, which would be contrary to the policy objectives in the Cork County Development Plan 2022–2028 as they relate to density for high residential density on suitably zoned lands, which provides that 'higher density' consists of a minimum density of 50 units per hectare. The proposed development would give rise to an inefficient use of zoned residential land and of the infrastructure supporting it, which would contravene Government policy to promote sustainable patterns of settlement and the policy provisions in the National Planning Framework, 2040 and therefore, the proposed development would be contrary to National and Local policy objectives and the proper planning and sustainable development of the area.
3. Ashbourne House is listed on the Cork County Record of Protected Structures (RPS no. 00498). The protected structure, associated gardens and woodland of Ashbourne House are substantially included in the subject site. the gardens and setting of the site are of a high cultural and visual value to the setting of the protected structure. The proposed development includes the removal of a significant number of these trees, including one champion tree and two heritage trees, which would negatively impact on the visual amenity and the cultural heritage value of the area and would have a significant adverse impact on the setting of protected structure. Having regard to the guidance contained within the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and policy Objectives HE 14-14 and HE 14-16 in the Cork County Development Plan 2022-2028, it is considered that the proposed development would have a detrimental, and irreversible, impact on the character, special cultural interest and setting of the protected structure. Consequently, it is also considered that the proposed development would directly conflict with policy Objectives HE 14-14 and HE 14-16 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 13/07/2023