An Bord Pleanála

**Board Direction
BD-014616-23
ABP-314384-22**

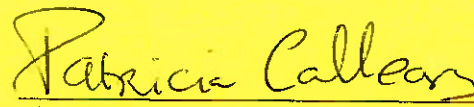The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2023.

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

Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, and to the existing structure on site, the Board is not satisfied on the basis of the information submitted with the application that it has been demonstrated that the existing structure on site was previously used as a dwelling, and accordingly, the proposed development would not be in compliance with Objective RP 5-30 of the Cork County Development Plan 2022-2028. The proposed development would therefore be contrary to the provisions of the current County Development Plan and to the proper planning and sustainable development of the area.

2. Having regard to the proposal to refurbish and extend the existing structure on site, which is considered to be a vernacular building, and to the absence of appropriate documentation and any assessment of the building's heritage value by an accredited historic building professional on file, the proposed development would not be in compliance with Objective HE 16-19 and Section 16.3.22 of the Cork County Development Plan 2022-2028. Furthermore, having regard to the limited information on plans and particulars submitted regarding the proposed works and extension to the existing structure, and to the visually prominent location of this structure, the Board is not satisfied on the basis of the information

on file that the proposed development would not adversely impact on the visual amenities of the area, including on Scenic Route S110. The proposed development would, therefore, be contrary to the provisions of the Cork County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Board Member ~~Patricia Calleary~~   **Date:** 17/11/2023
Patricia Calleary