



An  
Bord  
Pleanála

**Board Direction**  
**BD-014094-23**  
**ABP-314423-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2023.

The Board decided, by majority decision (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent and exposed coastal location of the site on a ridge overlooking Castlehaven Estuary and Reen Pier, which is designated as a High Value Landscape and to its close proximity to Scenic Route 84 in the current Cork County Development Plan 2022-2028, wherein it is required that new development is designed to a high standard, visually integrates into the landscape and does not degrade or obstruct valued views, it is considered that by reason of the excessive scale and bulk of the proposed structure, to its insensitive design and to its failure to adequately relate to the character and setting of the ruined tower house, which is a Recorded Monument, which it is sited nearby, 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 archaeological 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 16-2 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:** 12/10/2023