



An
Bord
Pleanála

Board Direction
BD-014724-23
ABP-314813-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/11/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

As it appears to the Board that the proposed development is closer to the Rathruane River - which forms a hydrological connection with Roaringwater Bay and Islands SAC - than as indicated in the plans and particulars submitted with the application, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not have a significant effect on the integrity of Roaringwater Bay and Islands SAC (Site Code: 000101), in view of the site's Conservation Objectives.

Note:

In deciding not to accept the Inspector's recommended refusal reason no. 1, the Board, having regard to the following:

- the separation distance (over 200 m) between the proposed development and the Ballydehob Architectural Conservation Area (ACA), the three arch R592 road bridge, which is on the NIAH, and the historic railway viaduct, a protected structure;
- the nature of the intervening space between the application site and the ACA (including the above-mentioned heritage structures);
- the nature of the immediate receiving environment at the application site that contains flood lighting poles and high netting, and
- the mitigation measures introduced by the applicant in response to the request for further information, which included a reduction in height from 21 m

to 18 m of the supporting structure and the use of a monopole structure instead of a lattice structure,

considered that the proposed development would not adversely impact on the character or setting of the Ballydehob Architectural Conservation Area or the historic railway viaduct or the three arch R592 road bridge and would not, therefore, conflict with the provisions of the Cork County Development Plan 2022-2028 that seek to protect the character and setting of ACAs and protected structures.

Board Member



Tom Rabbette

Date: 29/11/2023