



An  
Bord  
Pleanála

**Board Direction**  
**BD-015972-24**  
**ABP-314946-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2024.

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 appeal site forms part of a larger area zoned for 'Green Infrastructure' purposes within the Cork County Development Plan 2022-2028 and is subject to specific objective PW GC-02 which relates to *"Open Space with views overlooking Cork Harbour. Provision for landscape protection. The following habitat of county importance can be found within this site: Scrub/ Transitional Woodland, Dense Bracken and an Ecological Corridor"*. Objective ZU 18-13 of the Cork County Development Plan seeks to *"Retain and generally protect appropriate areas for their landscape, amenity or nature conservation value or their current or future flood management role, within Green Conservation (Landscape amenity/ nature conservation) area"* and outlines that *"No development other than development which supports Green Infrastructure will be considered in these areas"*. The proposed residential development would contravene materially the "Green Infrastructure" zoning objective pertaining to the site as set out within the Cork County Development Plan 2022-2028 and be contrary to objectives PW- PC-02 and ZU 18-13 of the Plan. The development is therefore considered contrary to the provisions of the Cork County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

2. The appeal site forms part of a hillside in Passage West and the topography of the site steeply slopes from the north to the south. The proposal includes significant ground works/excavation/retaining walls to accommodate the development of the site and there are information deficiencies within the application in relation to the scale and nature of works required. On the basis of the information submitted in support of the application and appeal, the Board is not satisfied that the layout as proposed provides an appropriate design solution to the locational context and elevated topography of the site. It is considered that the proposed gabion/ retaining walls, in particular, would form a prominent feature in the landscape and would detract from the visual amenities of the area and residential amenities of future occupants of the development. The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Peter Mullan

**Date:** 03/04/2024