The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2024.

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 proposed development is located on lands zoned ZO 17 Landscape Preservation Zone and ZO 20 City Hinterland, with a further overlying objective of "Area of High Landscape Value". The Cork City Development Plan 2022-2028 seeks to preserve and enhance the special landscape and visual character of these open space and amenity zones and to preserve the character of the city hinterland for use as agriculture, rural amenity, open space, recreational uses, green and blue infrastructure and to protect and enhance biodiversity. To that end, residential development is neither permitted in principle nor open for consideration on the subject site. The proposed development, therefore, is considered to materially contravene the land use zoning objectives of the Cork City Development Plan 2022 - 2028.

2. The proposed development of residential development on a steeply sloping site with wide visibility and a degree of tree cover particularly on the southern boundary, to which an objective to protect the high landscape amenity applies, is considered contrary to Objective 6.13 of the Development Plan which seeks to conserve and enhance the character and visual amenity of such areas through the appropriate management of

development. Further, the proposed development is contrary to Chapter 6 Green and Blue Infrastructure, Open Space and Biodiversity which states that there will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value. The proposed development is considered to be contrary to the proper planning and sustainable development of the area.

Board Member Liam Bergin   **Date:** 01/02/2024