



An
Bord
Pleanála

Board Direction
BD-016533-24
ABP-317096-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2024.

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 site is located within a designated visually sensitive area 'High Value Landscape' and located proximate to Scenic Route S48, as delineated along the R629 and local road between Ballycotton & Kilmacahill Sea Views. This type 2 broad bay coastal route is defined as having a 'very high' overall landscape value, very high landscape sensitivity and a county level landscape importance (Appendix F Landscape Character Assessment of County Cork). Having regard to the topography of the site, the exposed and elevated positioning of the proposed development, together with its elongated horizontal form (spanning approximately 50metres), the resulting extensive driveway and the extent of proposed excavation works, it is considered, in the absence of sufficient details as to describe how the houses would be successfully integrated within the sloped site, that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape (contrary to GI 14-14: Development on Scenic Routes of the Cork County Development Plan 2022-2028). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, taking into account that there is no surface water sewer in this area, the subject site's location on a sloping and rocky site, and the proposed extensive footprint of the two dwellings and access roadway in conjunction with their associated levels of excavation and hard surface terraces it is considered that insufficient details have been provided to determine whether it would be possible to dispose of the surface water in a manner that will not endanger the receiving environment or public health contrary to WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Note:

The Board did not agree with the inspector's recommended refusal reason number three, that the proposed development would be premature pending upgrade works to Barrack Hill and Main Street junction or that the proposed development would be contrary to the proper planning and sustainable development accordingly. In this regard, the Board noted the modest nature of the development comprising two houses and the associated extent of traffic likely to be generated and also noted the reference in the planning authority's report that there is currently no tangible/costed scheme in place for a junction improvement. The Board also took into account the development site being located within the development boundary of Ballycotton where a speed limit of 50 km/hr applies on the Main street. The Board was satisfied that the development would not reasonably give rise to a traffic hazard at the junction as a result of traffic associated with two additional houses at this location. Accordingly the Board did not attach this recommended reason in its decision.

Advice Note:

Any future application should be accompanied by a topographical survey of the site, representative 3-D computer generated images and site sections.

Board Member

Patricia Callear
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Date: 10/06/2024