



An
Bord
Pleanála

Board Direction
BD-016420-24
ABP-317240-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed development located on lands designated as 'high value landscape', and identified as 'Rugged Ridge Peninsulas' landscape character type with a 'Very High' landscape value, 'Very High' landscape sensitivity and of 'National' landscape importance, the Board considered the proposed development, in this particular location, setting and context, would have significant visual and landscape impacts including from stretches of designated scenic routes towards the application site and would constitute a highly visually obtrusive development at an inappropriate location that would unacceptably interfere with the character of the designated 'High Value Landscape'. Accordingly, the proposed development is considered to materially contravene County Development Plan Objectives GI 14-9, GI 14-12, GI 14-13, GI 14-14 and TO 10.5. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Notwithstanding the wide policy support for renewable energy development at a national, regional and local level, the Board also noted the proposed development is

predominantly located on lands designated where wind farm developments are 'normally discouraged' in the Cork County Development Plan 2022-2028. Having regard to Objective ET 13-8 where commercial wind energy developments will be discouraged in areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments) and only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered, the Board considered the proposed development would materially contravene this provision 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.

Board Member

Eamonn James Kelly

Date: 24/05/2024

Eamonn James Kelly

Note

The Board noted the views of the Inspector regarding (i) the consideration of alternatives and the omission of a chapter concerning risks from major accidents or disasters in the Environmental Impact Assessment report and (ii) the blue line issue in relation to the additional area of 2.5 hectares proposed for broadleaf planting submitted with the appeal. However, given the substantive reasons for refusal, the Board decided not to pursue the issues further.