

An  
Bord  
Pleanála

**Board Direction**  
**BD-016865-24**  
**ABP-317716-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2024.

The Board decided, in a 2:1 split decision, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The Board had regard to relevant policies and objectives in the Cork County Development Plan 2022-2028, including Objective TO 10-10(a) which seeks to encourage tourism related facilities accommodation and other developments within existing settlements, Objective TO 10-10(b) which seeks to carefully consider tourism-related developments outside settlements at an appropriate scale and balance, and Objective TO 10-10(e) which supports golf tourism while also maintaining the integrity of the landscape and environment. Given the overall scale, extent and nature of the proposed development in this sensitive, rural landscape of high value, outside of any settlements and at a remove from the golf course with which it is associated, it is considered that the proposed development does not accord with objectives 10-10 (b) or (e) of the Cork County Development Plan and would be more appropriately located within an existing built-up settlement to accord with Objective 10-10(a). The proposed


development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

2. The subject site is located in a High Value Landscape, considered to be of 'Very High' value within the current Cork County Development Plan 2022, with designated Scenic Views (S66) along the local road in front of the site. The proposed development, by virtue of its location within this sensitive landscape, its overall scale and its visibility, in particular as one travels downhill along the local road from the south, would be visually obtrusive; would form a dominant feature on the landscape and would have a negative impact on the visual amenity and character of the area. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

**Note:**

While agreeing with the Inspector's recommendation to refuse permission, the Board did not concur that the proposed demolition of vernacular buildings on site would be contrary to Objective HE 16-19 of the Cork County Development Plan 2022-2028 and would warrant refusal. The Board took the view that, given the specific form of the remaining vernacular structures on site and their poor structural state, that their retention and integration into the proposed development would be very difficult to achieve. In this specific case, the Board took the view that the case for demolition had been made and that re-use of materials within the proposed development, as set out in the application documents, would be an appropriate response.

**Board Member**

  
Martina Hennessy

**Date:** 28/06/2024