



An
Bord
Pleanála

Board Direction
BD-016336-24
ABP-317910-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2024.

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 habitable condition and vernacular nature of the existing dwelling proposed to be demolished, which positively contributes to the character of the area and to the sense of place, and on the basis of the totality of information on file, it is considered that to permit its demolition would be seriously detrimental to the built vernacular heritage and visual amenity of the area and would contravene objectives PL 3-5, HE16-19 and HE-16-20 of the Cork County Development Plan 2022-2028. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note:

The Board also had concerns regarding the scale and form of the proposed dwelling in relation to compliance with the Cork Rural Design Guide and Objective RP 5-22 of the Cork County Development Plan, 2022-2022, which seeks to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. While ordinarily this would warrant further consideration and a request for further

information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member



Martina Hennessy

Date: 16/05/2024