



**An  
Bord  
Pleanála**

**Board Direction  
BD-016303-24  
ABP-317922-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

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 retention of the timber post and rail fence and laurel hedge at this location significantly impacts on the character of this rural environment and detracts from the visual amenity of the surrounding area. The development materially contravenes Objectives RP 5-22 and HE 16-21 of the Cork County Development Plan 2022 which seeks to provide appropriate boundary treatment, appropriate planting and landscaping and protect the visual amenity of the area, which objectives are considered to be reasonable. The development to be retained contravenes Condition No. 10 of Planning Permission Register No. 14/6013 which requires the retention of the existing sod and stone roadside boundary. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The board is not satisfied that adequate sight visibility for the neighbouring property to the east for a distance can be achieved given the current or proposed boundary arrangements. The retention of the subject fence in its current position (irrespective of alterations proposed) would impede the vision of the neighbouring property on entry to the public road and constitute a traffic hazard thereby significantly compromising the safety of all road users. The development to be retained (including proposed

alterations) is contrary to Objective TM 12-8 and to the proper planning and sustainable development of the area.

**Board Member**



Liam Bergin

**Date:** 15/05/2024