

An
Bord
Pleanála

Board Direction
BD-016571-24
ABP-318068-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2024.

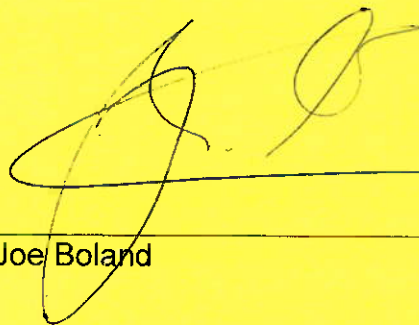
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located in a scenic coastal area which is designated as 'High Value Landscape' in the Cork County Development Plan 2022-2028 and for which it is an objective to protect the visual and scenic amenities of the natural environment. The Board considers that this designation and the associated objective are reasonable and should be supported. Based on the information submitted, the Board is not satisfied that the proposed development, including the proposed access route, could be carried out without a seriously detrimental impact on the visual and scenic amenities of the area and the erosion of the scenic coastal landscape character of the area. As such, the proposed development would contravene materially policy objectives RP 5-22, GI 14-9 and GI 14-12 of the Cork County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development, the proximity of the site to the Roaringwater Bay and Islands SAC and to the qualifying

interests and conservation objectives for that designated European site, the Board considers that there is insufficient information to conclude that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the SAC.

Board Member

A handwritten signature in black ink, appearing to be 'Joe Boland', written over a horizontal line.

Joe Boland

Date: 13/06/2024