



An
Bord
Pleanála

Board Direction
BD-017392-24
ABP-318136-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2024.

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

Reasons and Considerations

1. Having regard to the height, scale and location of the proposed development on an elevated site within a high value landscape area within the settlement of Baltimore, as designated under the Cork County Development Plan 2022-2028, it is considered that the proposed development would be seriously detrimental to the visual amenity of the area including on the attractive coastal setting and landscape character of the village in which Objective DB-02 of the Plan (Volume 5) seeks to protect and enhance, and would be seriously detrimental to the setting of the protected structure, St. Matthews Church (Ref. 1,250). The proposed development would, therefore, contravene said Objective DB-02 and objectives GI 14-9(a)(d) (landscape), GI 14-12 (general views and prospects) and HE 16-14(f) (record of protected structures) of the Cork County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its scale, position within an elevated site and location in close proximity to existing residential dwellings, including the Cliff Estate residential properties which are located at a lower level than the

subject site, would result in an overbearing and visually dominant form of development that would seriously injure the residential and visual amenities of the area.

Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 04/09/2024