



An  
Bord  
Pleanála

**Board Direction**  
**BD-016876-24**  
**ABP-318219-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2024.

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

### **Reasons and Considerations**

Having regard to the siting and proposed use of the development to be retained and the proposed development on an elevated and exposed site within a high value landscape area, as designated under the Cork County Development Plan 2022-2028, and to its location on a separate landholding to the applicant's dwellinghouse, the Board considered that the development would seriously injure the visual amenities of the area, would not respect the rural character of the area, fails to have an ancillary relationship with the applicant's dwellinghouse and would risk the establishment of an adverse precedent for such sited ancillary buildings at such a removal from the main dwellinghouse. Accordingly, the Board considered that the development would be contrary to objectives GI14-9(a), GI 14-12, GI 14-15 and HE 16-21(a) of the Cork County Development Plan 2022- 2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Tom Rabbette

**Date:** 28/06/2024