



An
Bord
Pleanála

Board Direction
BD-017403-24
ABP-319321-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

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 siting of the development for which retention permission is sought within a high value landscape area and next to the scenic route S85, both designated under the Cork County Development Plan 2022-2028, and to the design of the temporary structure, it is considered that the development is a substandard form of development that would seriously injure the scenic and visual amenities of the area, including on the views and prospects towards Sandycove and the surrounding landscape, and would represent piecemeal and disorderly development at this location that would erode the rural character of the area. Accordingly, it is considered that the development for which retention permission is sought would be contrary to objectives RP 5-22(a) (design and landscaping of new dwellings), HE 16-21(a) (design and landscaping of new buildings), GI 14-9(a)(c) (landscape) and GI 14-13 (scenic routes) of the Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site in a 'Tourism and Rural Diversification Area', as designated under the Cork County Development Plan 2022-2028, an area which is under considerable pressure for rural housing, as set out in

Objective RP 5-5 of said Plan, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the applicant's proposal constitutes a genuine rural generated housing need as required by objectives RP 5-2 and RP 5-5 of the Plan. Furthermore, the Board considers that the development for which retention permission is sought would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would undermine the settlement strategy, as set out in the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 05/09/2024