

An
Bord
Pleanála

Board Direction
BD-019107-25
ABP-319630-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2025.

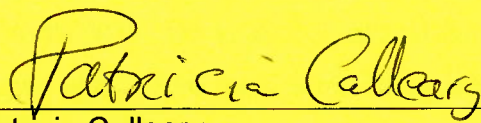
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The vehicular entrance to be closed adjoins a busy local primary road (L-4703-59) and dedicated Scenic Route that is poorly aligned, at a point where sightlines are restricted in both directions, especially towards the east where there is no sight visibility. The Board is not satisfied on the basis of the submissions made and details submitted that the traffic likely to be generated by the proposed development would not endanger public safety by reason of traffic hazard and given that the necessary sightlines run over land requiring the removal of longstanding indigenous hedgerow over which the applicant has no control and where there is no existing legal easement agreement in place. The proposed development would contravene materially policy objective TM 12-8 of the Cork County Development Plan 2022-2028, would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site is located in a coastal setting within a designated 'High Value Landscape' and adjoining a Scenic Route (L-4703-59), as designated in the

Cork County Development Plan 2022-2028. Having regard to the exposed nature of the subject site and to the siting, scale and design of the existing development, in very close proximity to the public road, it is considered that the proposed development would be visually obtrusive in the landscape and would seriously injure the visual and scenic amenities and essential rural character of the area. Furthermore, the Board is not satisfied that the structure is associated with agriculture and considers that there is no reasoned justification for a storage shed outside of the curtilage of and removed from any habitable / domestic dwellinghouse. The proposed development would contravene materially policy objectives BE15-8, BE 15-9, GI 14-9, GI 14-12, GI 14-13, and GI 14-14, of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 05/03/2025