



An
Bord
Pleanála

Board Direction
BD-018594-25
ABP-319810-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2025.

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

Reasons and Considerations

1. Objective GI 14-9 of the Cork County Development Plan 2022-2028 seeks to protect the visual and scenic amenities of County Cork's built and natural environment, ensure that new development meets high standards of siting and design and discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. Objectives PL 3-1 and PL 3-3 of the Plan 2022 seek to support measures to improve building design quality, accessibility and movement linked to a number of design criteria and to create high quality inclusive places respectively. In addition, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 and associated appendices (in particular Appendix D- Design Checklist) sets out guidance in relation to quality urban design and placemaking. It is considered that the proposed development results in a poor design concept that is inappropriate in its scale and layout; results in the removal of extensive amounts of riparian woodland, trees and hedgerows, together with excessive levels of excavation; fails to provide high quality usable open spaces; would result in a substandard form of development with residential units backing onto roadways and open space, all of which would undermine the character

and setting of the village of Coachford. The proposal is considered not to be in keeping with the pattern of development in the area and would lead to conditions injurious to the residential amenities of future occupants.

Furthermore, the proposed development would detract from Scenic Route No. S37 and the High Value Landscape, as designated in the operative County Development Plan 2022-2028, in which the subject site is located and is considered to be contrary to Objective GI 14-14 Development on Scenic Routes, which seeks that there will be no adverse obstruction or degradation of the views and that the appropriateness of the design, site layout, and landscaping of the proposed development be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area. The proposal would lead to significant alterations to the appearance or character of this area; would adversely impact upon and seriously injure the visual amenities; would set an undesirable precedent for further similar substandard developments and would be contrary to the proper planning and sustainable development of the area.

2. Objective DB-02 states that 'New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies...' while Policy Objective GI 14-2 requires new development proposals to contribute to the protection, management, and enhancement of the existing green and blue infrastructure of the local area. The Board is not satisfied that the proposed development, which includes for the extensive removal of riparian woodland, trees and hedgerow would not adversely affect the ecology and biodiversity of the site and considers that the proposed development fails to protect and enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network nor does it enhance the existing green and blue infrastructure of the local area. The proposal is therefore considered not to be in compliance with these Policy objectives; would set an

undesirable precedent for further similar development and is inconsistent with the proper planning and sustainable development of the area.

Board Member



Date: 08/01/2025

Peter Mullan