



An
Bord
Pleanála

Board Direction
BD-018817-25
ABP-320935-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2025.

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

Reasons and Considerations

1. Having regard to Objective HE 16-19 of the Cork County Development Plan 2022-2028 which seeks inter alia to protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, and which provides a general presumption in favour of the retention and reuse of vernacular buildings subject to normal planning considerations, it is considered that the proposed development, which includes the demolition of the existing thatched cottage on site would have a negative impact on the heritage of the site, its local character and sense of place and would contravene HE 16-19 of the development plan. In addition, the proposed development, if permitted, would set an undesirable precedent for other similar type developments. It is considered that the proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site in an area designated as being a High Value Landscape within the Cork County Development Plan 2022-2028 it is considered that the proposed development, which comprises the demolition of a vernacular thatched cottage and its replacement with a new dwelling, and by virtue of the height, scale, elevational treatments of the proposed new dwelling

and associated excavation works, would seriously injure the visual and scenic amenities of this High Value Landscape and would set an undesirable precedent for other similar type developments. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information available on file, it is considered that the applicant has not demonstrated that the proposed on-site wastewater treatment system has been designed and located to ensure the safe and adequate disposal of effluent on site, in accordance with Objective RP 5-23 of the Cork County Development Plan 2022-2028 and the Environmental Protection Agency Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), 2021. In addition, it has not been adequately demonstrated that the proposed surface water management proposal is such that surface water can be appropriately drained from the site and that the proposal would not cause flooding in the vicinity of the site. It is considered that the proposed development would, therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member


Mary Gurrle

Date: 05/02/2025