

An  
Bord  
Pleanála

**Board Direction**  
**BD-019052-25**  
**ABP-321090-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

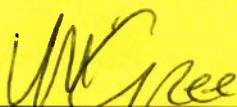
1. The subject site is located in an area designated as 'High Value Landscape' in the Cork County Development Plan 2022-2028, where is an objective of the plan (Objective GI 14-9) to ensure that, inter alia, new development meets high standards of siting and design and to discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. Having regard to siting of the proposed development, along with the extent of the proposed landscaping required to mitigate its visual impact, and the extent of roadside hedgerow removal required to achieve adequate sightlines on either side of the proposed vehicular entrance, it is considered that the proposed development would detract to an undue degree from the rural character and scenic amenities of the area, would be contrary to the provisions of the Development Plan, and would constitute an undesirable precedent for development of this nature in a scenic, sensitive rural landscape designated as 'High Value Landscape' in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The subject site is located along a route which is designated at Table 2.5.1 of Volume 2 of the Cork County Development Plan 2022-2028 as a Scenic Route of very high landscape value (Scenic Route S59 - R612 Regional Road & Local Roads between Crosshaven and Myrtleville, Church Bay, Camden, Weavers Point and Fountainstown - Views of the sea & coastal landscape). It is considered that the proposed development, along with the extent of the proposed landscaping required to mitigate its visual impact, would seriously injure the visual and rural character of the area, would set an undesirable precedent for similar inappropriately located development, would be contrary to policy objective GI 14-13 of the Cork County Development Plan 2022-2028, which seeks to protect the character of views obtainable from designated scenic routes, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concluded that the applicant had not demonstrated adequate consideration of alternative sites in the vicinity, which might offer the potential to develop a new house with a lesser impact on this designated 'High Value Landscape' and on Scenic Route S59.

**Board Member**

  
Liam McGree

**Date:** 27/02/2025