

An  
Bord  
Pleanála

**Board Direction**  
**BD-019310-25**  
**ABP-321414-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2025.

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

#### **Reasons and Considerations**

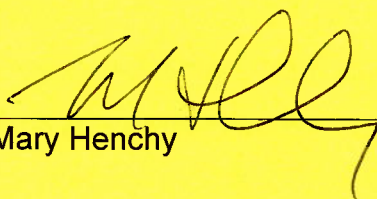
1. The Board was not satisfied on the basis of the information on file, including the structural report submitted with the appeal that the applicant had demonstrated that the walls of the existing ruinous structure on site are substantially intact. Having regard to the condition of the structure and its location within the Town Greenbelt and high value landscape area as identified in the Cork County Development Plan 2022 – 2028 the proposed development would materially contravene policy objective RP5-30 of the Cork County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed new dwelling house incorporating ruins of a former dwelling is located within the Town Greenbelt of Schull and a coastal scenic 'High Value Landscape' area as set out in the Cork County Development Plan 2022-2028. Having regard to the provisions in the development plan for ruinous structures in such areas, it is considered that the removal of historical walling and alteration to a walled track/boreen within the site for the creation of a driveway would remove an intrinsic feature of interest and urbanise the area and therefore have a negative impact on the heritage of the site, its local character



and sense of place and would contravene Objective HE 16-19 which seeks 'to protect, maintain and enhance the established character, forms, features and setting of vernacular buildings'. Furthermore, having regard to its remote location and road network serving the site, it is considered that the proposed dwelling use, notwithstanding its former use some 70 years ago, would by itself and the precedence it would set for the generation of traffic reliant on a constrained road network at this location would be prejudicial to public safety by reason of traffic hazard. The proposed development would not comply with the criteria set out in objective RP5-30 in respect of redevelopment or replacement of an uninhabitable or ruinous dwelling that can allow for the sensitive renovation and conservation of a derelict dwelling subject to normal proper planning and sustainable development considerations. The proposed development would materially contravene policy objective RP 5-30 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note; The Board did not concur with the Inspectors assessment regarding the condition of the building on site, the Board considered the Structural Report submitted with the appeal lacked detail and appeared to be based on a visual assessment only of the overgrown ruinous structure on site with no accompanying photo survey or other details. The Board considered that this assessment did not demonstrate that the walls of the structure are substantially intact.

**Board Member**

  
Mary Henchy

**Date:** 27/03/2025