

An
Bord
Pleanála

Board Direction
BD-019717-25
ABP-321755-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2025.


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

Reasons and Considerations

Having regard to the siting and proposed use of the development to be retained, and notwithstanding the proposed alterations to existing structure on site, and the landscaping proposed, it is considered that development to be retained, and the proposed development, which sits on an elevated and exposed site within a landscape of 'National' importance, that is of 'very high' value, with a 'very high' sensitivity, as designated under the Cork County Development Plan 2022-2028, and to its location at a remove from the applicant's dwellinghouse, it is considered that the development proposed to be retained, and the proposed development, would seriously injure the visual amenities of the area, would not respect the rural character of the area, fails to have an ancillary relationship with the applicant's dwellinghouse and would risk the establishment of an adverse precedent for such sited ancillary buildings at such a removal from the main dwellinghouse.

Accordingly, it is considered that the development would be contrary to objectives GI14-9(a), GI 14-15 and HE 16-21(a) of the Cork County Development Plan 2022-2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Emer Maughan

Date: 21/05/2025