

An  
Bord  
Pleanála

**Board Direction**  
**BD-019816-25**  
**ABP-321822-25**

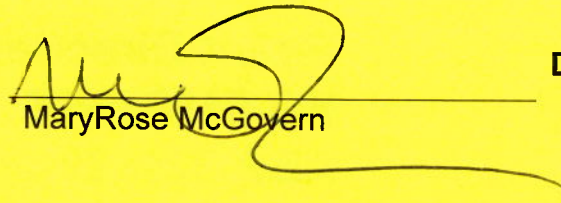
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2025.

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

**Reasons and Considerations**

The site of the proposed development is located within a 'Rural Area Under Strong Urban Influence' as set out in the Cork County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting a development to minimise visual intrusion, as set out in objectives RP 5-22 and GI 14-9 of the Development Plan and the Cork Rural Design Guide. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its height and scale, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would contravene objectives RP 5-22(a) and GI 14-9 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
MaryRose McGovern

**Date:** 29/05/2025