

An
Coimisiún
Pleanála

Direction
CD-020341-25
ABP-322150-25

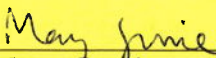
The submissions on this file and the Inspector's report were considered at meetings held on 17/07/2025 and 24/07/2025.

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

Planning

Commissioner:

Date: 25/07/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development in a High Value Landscape and adjacent to scenic route S87 as set out in the Cork County Development Plan 2022-2028, Objective GI14-9 of the development plan which aims to protect the visual and scenic amenities of the county, and Objectives RP5-30 and HE16-19 of the development plan which aim to protect and maintain vernacular structures and ensure that they are sensitively renovated, it is considered that, by reason of the layout, design, scale, bulk and extension beyond the front building line of the farmhouse, the

proposed development (both as originally proposed and revised in response to the request for further information), would fail to preserve or enhance the established character, form, features and setting of the existing vernacular farmhouse and outbuildings on the site, would fail to be adequately absorbed and integrated into the landscape, and would detract from the character and visual and scenic amenities of the surrounding area. The proposed development would not accord with objectives RP5-30, HE16-19 and GI14-9 of the Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

Note:

In reaching its decision the Commission noted and accepted the comments of the Planning Authority's Architectural Conservation Officer and Senior Executive Architect in relation to the development as well as the Inspector's assessment. The Commission decided to disregard the submission from the Development Applications Unit (DAU) of the Department of Housing, Local Government and Heritage, as it addressed matters outside the scope of the matters on which it was invited to comment as set out in the letter issued by An Coimisiún Pleanála to the DAU on 15th April 2025 under Section 131 of the Planning and Development Act 2000 (as amended).