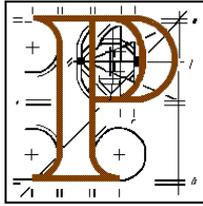


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/05063

An Bord Pleanála Reference Number: PL 04.246422

APPEAL by Steven Cooper of Rooska Cottage, Curragh Hill, Shanbally, County Cork against the decision made on the 18th day of March, 2016 by Cork County Council to grant subject to conditions a permission to Alice Cross care of J. E. Keating and Associates Architects of 4 Holbar House, East Douglas Village, Cork.

PROPOSED DEVELOPMENT: The construction of a detached dwellinghouse, a new site entrance and a new wastewater treatment unit and all associated site works at Shanbally, Ringaskiddy, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the subject dwelling within lands the stated objective of the land use zoning of which in the Carrigaline Electoral Area Local Area Plan 2015 as 'Open Space/Sports Recreation/Amenity' is to provide a long-term, structural landscape setting for the adjoining industrial zoning, and having regard to the location and design/bulk of the proposed dwelling on an elevated position within a 'very high value' landscape, and along a Scenic Route, designated in the Cork County Development Plan, 2014, it is considered that the proposed development would be detrimental to the openness of the area, would detract to an undue degree from the rural character and scenic amenities of the surrounding area, would interfere with a view of special amenity value which it is necessary to preserve, would materially contravene an objective indicated in the local area plan for the area and would militate against the site's amenity value as a buffer between the industrial lands and existing residential development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.