

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/00300

An Bord Pleanála Reference Number: PL 88.247317

APPEAL by Oliver and Norma Harrington of Derrymihin East, Castletownbere, County Cork against the decision made on the 13th day of September, 2016 by Cork County Council to grant subject to conditions a permission to Andrew O'Sullivan and Caoimhe Healy care of Christy Crowley of Core Road, Reenrour West, Bantry, County Cork in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of dwellinghouse, detached domestic garage, installation of wastewater treatment system and all associated site works at Derrymihin East, Castletownbere, 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

The site of the proposed development is located within 'A Rural Area under Strong Urban Influence and Town Greenbelt' as set out in the current development plan for the area, and within a very high value landscape with very high sensitivity of national importance, where emphasis is placed on the protection of such landscapes and the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Cork Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the open, elevated and prominent positioning of the proposed development, together with its overall design, bulk 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 high value 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, and within this nationally important very high value landscape. 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 2017.