

Board Order PL 04.248903

Planning and Development Acts 2000 to 2017 Planning Authority: Cork County Council Planning Register Reference Number: 17/00270

Appeal by Marian Lehane and Peter Daly care of Edge Architecture Limited of Clarke Street, Clonakilty, County Cork against the decision made on the 28th day of June, 2017 by Cork County Council to refuse permission.

Proposed Development: Construction of a new detached dwellinghouse, septic tank and all associated site works at Cooldaniel, Toames, Macroom, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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' as set out in the current Cork County Development Plan, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Cork Rural Design Guide: Building a New House in the Countryside and in development plan objectives RCI 6-1 and GI 6-1. These guidelines and objectives are considered reasonable. Having regard to the topography of the site, the elevated and prominent positioning of the proposed development and the pattern of existing development in the vicinity, 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, therefore, materially contravene the said development plan objectives and would 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 2018