

Board Order PL 88.249007

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/00216

Appeal by Rory Murphy care of Murphy Long and Taaffe Solicitors of Lower Kilbrogan Hill (Opposite Courthouse), Bandon, County Cork against the decision made on the 10th day of July, 2017 by Cork County Council to grant subject to conditions a permission to Emer O'Sullivan care of Jim Scannell of Saint Aidans, Coolgarten Park, Magazine Road, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Erection of dwelling house and associated site works at Castle Upper, Timoleague, Bandon, 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 proposed development is located on an elevated site in an area designated as an Area of High Value Landscape in the current Cork County Development Plan 2014. The Board considered that the construction of a house on the site and the extensive removal of roadside boundary to create a safe access, would be contrary to the policy, would seriously injure the visual amenity in an area of High Value Landscape and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that having regard to the nature and location of the site in an Area of High Value Landscape, and the extensive removal of roadside boundary to achieve sightlines, the proposed development would seriously injure the amenities of the area and would be contrary to 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

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