



An
Bord
Pleanála

Board Order
PL 88.249251

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 16/779

Appeal by Jonathan Self of Drombeg House, Glandore, County Cork and by Conor Kinsella of Tralong House, Tralong, Rosscarbery, County Cork against the decision made on the 23rd day of August, 2017 by Cork County Council to grant subject to conditions a permission to Noel and Nora Flavin of Gallane, Rosscarbery, County Cork.

Proposed Development: Construction of a dwellinghouse adjoining existing agricultural structure, wastewater treatment system and all associated site development works at Tralong, Rosscarbery, County Cork as amended by the further public notices received by the planning authority on the 31st day of July, 2017 which included the following: revised house plans, additional information with regard to the wastewater treatment system and details on the applicants' background.

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

1. The site of the proposed development is located on an exposed and prominent headland of high scenic quality, which is highly visible from Tralong Bay and the surrounding area, and which makes a significant contribution to the setting of Tralong Bay. It is considered that the erection of a house in this visually vulnerable coastal location, which is open to views from the bay and the surrounding area, in an undeveloped, prominent headland position that is unsuitable for the development of a house, would seriously injure the visual amenities of the area, would represent an undesirable precedent for similar unsuitable development, and would materially contravene Objective GI 6-1 as set out in the Cork County Development Plan, 2014 which seeks to protect the visual and scenic amenities of County Cork's built and natural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

