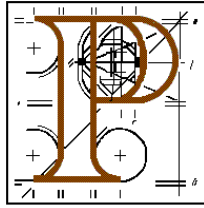


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Cork County Council**

**Planning Register Reference Number: 17/06164**

An Bord Pleanála Reference Number: ABP-300145-17

**Appeal** by Paula Barrett and Denis Ahern care of Seán Antóin Ó Muirí of Fuinneamh Workshop, Baile Adamaigh, Béal Átha an Cheasaigh, Contae Chorcaí against the decision made on the 13<sup>th</sup> day of October, 2017 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of a new dwelling house, a new vehicular entrance, installation of a septic tank and percolation area, a domestic well and all ancillary works at Temple Hill, Carrigrohanebeg, Carrigrohane, 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

1. The proposed development would be located in an area designated as a Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection as set out within the Cork Metropolitan Greenbelt in the Cork County Development Plan 2014. The reasons for and aims of this designation are detailed in Objectives GI 8-1 of the County Development Plan and it is considered that the proposed development would materially contravene this objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within an area zoned Prominent and Strategic Metropolitan Greenbelt Area requiring Special Protection, as set out in the current Development Plan for the area, 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 Objective RCI 6-1, in the development plan, which objective is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, the resulting extensive driveway, 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, be contrary to the proper planning and sustainable development of the area.

3. Objective GI 6-1 (d) of Cork County Development Plan 2014 discourages proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. Objectives HE 2-3 and HE 2-5 of the said development plan seeks to retain areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network and to protect these from inappropriate development. It is considered that the proposed development, by virtue of the creation of a significant stretch of roadway through a wooded area, would materially contravene the stated objectives and would detract from the visual amenity and the character of this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2018**