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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/05275**

**APPEAL** by James Deasy care of J and N Murphy Limited of Macroom, County Cork and by Monica and John Barrett of Compass Hill, Kinsale, County Cork against the decision made on the 15<sup>th</sup> day of January, 2020 by Cork County Council to grant subject to conditions a permission to Compass Coastal Developments Limited care of Richard Rainey of 71 Lower O'Connell Street, Kinsale, County Cork.

**Proposed Development:** Construction of six number detached two-storey dwellinghouses, eight number semi-detached three-storey split level semi-detached dwellinghouses and one number three-storey split level apartment block comprising four number two bedroom apartments and one number three bedroom apartment and all associated site works including small modular block retaining walls at Compass Hill, Dromderrig, Kinsale, 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 proposed development would be located on Compass Hill on the south side of the town of Kinsale on a prominent site when viewed from the approach to the town from Regional Road R606. Compass Hill comprises a prominent natural feature that forms a distinct rural edge to the south of the town where it meets the Bandon River. Having regard to the form and siting of the proposed development, in particular the proposed semi-detached housing, it is considered that the proposed development would represent an inappropriate form of development at this sensitive location, would constitute a highly prominent feature on the landscape with a form of development and with rear garden areas and rear elevations facing west that would be visually obtrusive when viewed on the approaches to the town from the north-west along the R606 and that would adversely affect the significant contribution Compass Hill makes to the setting of the town, The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**