



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 21/261

Appeal by Tony and Nora Hall care of John O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, Beara, County Cork against the decision made on the 16th day of June 2021 by Cork County Council for permission for development comprising the:

retention of:

- A. deposited broken rock and spoil material at shoreline for use in rock armour retaining wall,
- B. vehicular entrance/exit from field,
- C. two pillars and gate adjoining County Road L-4922-64, and

permission for:

- removal of entire sod and stone fence adjoining County Road L-4922-64,
- construction of natural stone wall adjoining County Road L-4922-64 to facilitate widening of L-4922-64 and
- construction of rock armour retaining wall with concrete boat slipway and outer face set to high watermark and all associated siteworks

at Rerrin, Bere Island, County Cork in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for B - Retention of vehicular entrance/exit from field, C - two pillars and gate adjoining County Road L-4922-64, permission for removal of entire sod and stone fence adjoining County Road L-4922-64,

construction of natural stone wall adjoining County Road L-4922-64 to facilitate widening of L-4922-64 and associated siteworks and to refuse permission for A - deposited broken rock and spoil material at shoreline for use in rock armour retaining wall and construction of rock armour retaining wall with concrete boat slipway and outer face set to high watermark and all associated works).

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

It is considered that insufficient information has been submitted with the application and appeal to establish the following:

- (a) What the proposed use of the site would be,
- (b) Whether the site is the subject of coastal erosion,
- (c) What the hydrological and ecological impacts would be of the proposed rock armour wall,

- (d) In the presence of demonstrable coastal erosion and in the light of the identified hydrological and ecological impacts, whether the proposed rock armour wall would be the most appropriate response to coastal erosion from hydrological and ecological perspectives, and
- (e) Whether all of the proposed works could be undertaken from within the site.

In the absence of the foregoing information and having regard to Objectives TO 4-1 and GI 6-1 of the Cork County Development Plan 2014 – 2020, it is considered that to grant permission to the proposal would be premature, as it would risk harming the ecology of the shoreline and the introduction of inordinate man-made interventions to what is a very high value landscape, with a consequent unjustifiable impact upon the visual amenities of the area.

Furthermore, it is considered that the character and appearance of Rerrin is contributed to by the existing interspersion of dwelling houses and their gardens on the one hand and fields on the other hand, the precedent of permitting a “freestanding” garden by the construction of a stone wall and the retention of suburban type pillars and gates, would seriously injure the visual amenities of the area.

The proposed development and the development proposed to be retained, as submitted, would, therefore, not be in accordance with the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 15th day of November 2021

