

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/06313

APPEAL by Denis Calnan of Lehenaghmore, Farmers Cross, County Cork against the decision made on the 18th day of October, 2021 by Cork County Council to refuse permission.

Proposed Development: Construction of a single storey coffee dock building and associated site works at Garrettstown Beach, Coolbane, Garrettstown, Kinsale, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the lack of detailed information submitted with the application and the appeal in relation to water services, including surface water management and waste water management at the site, and in the absence of a Natura Impact Statement, the Board is not in a position to conclude that the proposed development individually, or in combination



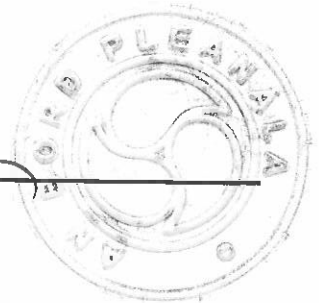
with other plans or projects, would not adversely affect the integrity of Natura 2000 Sites within the zone of influence of the proposed development site, in view of the site's conservation objectives. The Board is, therefore, precluded from granting permission for this proposed development.

2. Having regard to the location of the site outside the settlement boundary of Garrettson/Garrylucas as identified in the Bandon-Kinsale Municipal District Local Area Plan (LAP) 2017, and the sensitive scenic coastal location of the site in a 'high value landscape' setting and adjoining a designated Scenic Route, it is considered that the proposed development would not fit appropriately into this landscape, would be visually incongruous in this sensitive scenic area, would seriously injure the visual and scenic amenities of the area and would interfere with the character of the landscape. The proposed development would, therefore, contravene materially with Objectives RCI 9-1, HE 4-6, GI 6-1, GI 6-2, GI 7-2, GI 7-3, TO 2-1 and EE 9-1 of the Cork County Development Plan 2014, and would be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this *29th* day of *April* 2022