



An
Bord
Pleanála

Board Order ABP-312346-21

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 20/06484

Appeal by Jeremiah and Maura Duloherly care of Martin and Rea of 16 Saint Patrick's Hill, Cork against the decision made on the 1st day of December, 2021 by Cork County Council to grant subject to conditions a permission to John Healy care of Cuthbert Environmental of Unit 8, Melbourne Business Park, Model Farm Road, Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the importation of soil and stone for the raising of an agricultural field in order to improve the agricultural output of the field at Ballintober, Kanturk, County Cork.

Decision

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

Reasons and Considerations

The Board had regard to the Cork County Development Plan 2022-2028, the location of the site within the rural area and Greenbelt around the town of Kanturk, Objectives RP 5-13 and 5-19 reserving Greenbelts generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity, Objective EC 8-15 encouraging the sustainable development of agriculture, and Objective BE 15-14 to inter alia support the policy measures of the Southern Region Waste Management Plan 2015 – 2021, or any successor plans.

Based on the information presented, the Board was not satisfied that the significant scale of permanent alteration proposed to the landscape and topography of this Greenbelt area was sufficiently justified from an agricultural perspective, and would not represent a visually discordant feature injurious to the amenity of the area. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the proposed development in light of the Cork County Development Plan 2022-2028 and were not satisfied the proposed development would not seriously injure the amenities of the area.



Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *26th* day of *October*, 2023