

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00661

APPEAL by Anita Jackson care of Gordon Warner of Inchydoney, Clonakilty, County Cork against the decision made on the 18th day of January, 2022 by Cork County Council to grant subject to conditions a permission to Andreas James Britz care of DMCA Consultants of 8 Marino Street, Bantry, County Cork.

Proposed Development: Construction of a dwelling house, installation of wastewater treatment system and all associated site works at Croagh, Schull, County Cork.

Decision

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

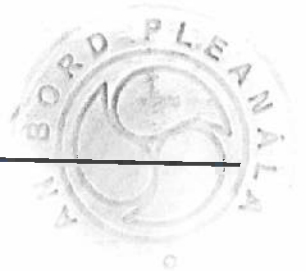
Reasons and Considerations

The site is designated as 'High Value Landscape' under the provisions of the Cork County Development Plan 2022-2028 where it is an objective (GI 14-9) of the plan to protect the visual and scenic amenities of County Cork's built and natural environment and to protect skylines and ridgelines from development. This designation and policy are considered reasonable. Having regard to its design and siting, it is considered that the proposed development would detract to an undue degree from the rural character and scenic amenities of the area, would be contrary to the provisions of the development plan, and would constitute an undesirable precedent for development of this nature in a scenic, sensitive rural landscape designated 'High Value Landscape' in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

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



Dated this *8th* day of *May*, 2023.