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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 21/05290**

**APPEAL** by James Neville of The Lodge, Oaklands, Doherty's Road, Gully, Bandon, County Cork against the decision made on the 7<sup>th</sup> day of March, 2022 by Cork County Council to refuse permission for the proposed development.

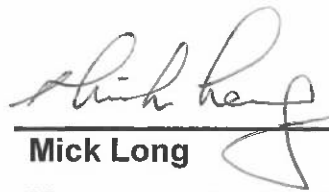
**Proposed Development:** Construction of a two-storey dwelling house, wastewater treatment system and all associated site works at Oaklands, Gully, Bandon, County Cork. The site is within the grounds of Oaklands House which is a protected structure.

**Decision**

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

## Reasons and Considerations

It is a stated objective of the Cork County Development Plan, 2022 to protect the special character of protected structures, their curtilages and attendant grounds and to ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to existing protected structures and their settings. It is considered that the proposed entrance and entrance road to the development would have a significant negative impact on the historic demesne which forms part of the curtilage of a protected structure. The proposed development would, therefore, contravene Objectives HE 16-14 (d), (e), (f) and (g) of the Cork County Development Plan, 2022 and would be contrary to the proper planning and sustainable development of the area.



**Mick Long**

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



Dated this 30<sup>th</sup> day of January 2022<sup>3</sup>