



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00114

APPEAL by Elaine Pound and Brian Denvir of 2 Dunscar Cottage, Dunscar Bridge, Eserton, Lancashire, England against the decision made on the 19th day of April, 2022 by Cork County Council to refuse permission to Elaine Pound and Brian Denvir.

Proposed Development Demolish ruined Coastguard building and construct two number dwellings, two number domestic garages and associated site works (previous Planning Register Reference Number 06/1913 - duration of which was extended under Planning Register Reference Number 11/633 and Planning Register Reference Number 16/00756 all refer), all at Ballincolla, Union Hall, County Cork.

Decision

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

Reasons and Considerations

1. The proposed development, which would result in the demolition of a Recorded Archaeological Monument RMP Reference CO142-059 would have a detrimental and irreversible impact on the Recorded Monument and would have a profound negative impact on the archaeological and cultural heritage of the area. The proposed development would, therefore, materially contravene policy objectives HE 16-2, HE 16-6 and HE 16-10 of the Cork County Development Plan 2022 - 2028, which seek to safeguard sites, features and objects of archaeological interest, to protect and preserve Recorded Monuments in situ and to retain industrial and post-medieval structures and features. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site within Union Hall Village overlooking Glandore Harbour, which is designated as a High Value Landscape in the Cork County Development Plan 2022 - 2028, wherein it is required that new development is designed to a high standard and visually integrates into the landscape and that the character of vernacular buildings is maintained, it is considered that by reason of the excessive scale and massing of the proposed structure, to its insensitive design and use of materials and to its failure to adequately relate to the character and setting of the village, the proposed development would result in a visually obtrusive element in this scenic coastal landscape which fails to respect the character of the landscape and the vernacular heritage of the area. The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to policy objectives GI 14-9 and HE 16-21, as set out in the Cork County Development Plan 2022 – 2028, and would not be in accordance with the proper planning and sustainable development of the area.


Liam Bergin

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

Dated this 22 day of September 2023.

