



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/4611

APPEAL by Wayne and Roisin Carroll of The Doon, Dunderrow, Kinsale, County Cork against the decision made on the 11th day of May, 2022 by Cork County Council to grant subject to conditions a permission to Lorraine Mulcair care of Murphy New Homes of Clonmeen, Banteer, County Cork.

Proposed Development: Construction of a dwellinghouse at The Doon, Dunderrow, Kinsale, County Cork.

Decision

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

Reasons and Considerations

1. The site is accessed by means of a narrow, single track lane with no passing bays, which is poorly surfaced and maintained and which provides access to several other dwellings, a farm and a recreational amenity woodland, and by means of a wider local road network serving several settlements and an industrial plant in the vicinity, which is substandard in terms of width and alignment and where sightlines are poor at the junction with the private lane. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements it would generate on this poorly aligned and substandard road network.

2. Having regard to the location of the site within an attractive rural landscape, on a ridge overlooking the Bandon River, 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, it is considered that, by reason of the large scale and overly suburban design and landscaping of the proposed dwellinghouse, the siting of the proposed development on an elevated ridge, combined with the need to remove mature roadside vegetation, would result in a discordant feature which would fail to adequately integrate into the landscape, would militate against the preservation of the rural environment and would seriously injure the visual amenities of the area. The proposed development would be contrary to policy objective GI 14-9 (Landscape) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to 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 09th day of October 2023.

