



An  
Bord  
Pleanála

## Board Order ABP-314384-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/200**

**Appeal** by Ian and Jeannie Stretch of Loughaninish, Glenlough, Bantry, County Cork and by Charlie and Julian McCarthy of Seamount B&B, Glenlough West, Bantry, County Cork against the decision made on the 26<sup>th</sup> day of July, 2022 by Cork County Council to grant subject to conditions a permission to Siobhan and Brendan Collins of Loughaninish, Glenlough, Bantry, County Cork.

**Proposed Development:** Refurbishment of a ruined dwelling, including extension to same for use as a dwelling, installation of a wastewater treatment system and all associated site works, all at Glanlough Townland, Bantry, County Cork.

### **Decision**

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

P.C.

## Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, and the existing structure on site, the Board is not satisfied, on the basis of the information submitted with the planning application, that it has been demonstrated that the existing structure on site was previously used as a dwelling and, accordingly, the proposed development would not be in compliance with Objective RP 5-30 of the Cork County Development Plan 2022-2028. The proposed development would be contrary to the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposal to refurbish and extend the existing structure on site, which is considered to be a vernacular building, and to the absence of appropriate documentation and any assessment of the building's heritage value by an accredited historic building professional on file, it is considered that the proposed development would not be in compliance with Objective HE 16-19 and Section 16.3.22 of the Cork County Development Plan 2022-2028. Furthermore, having regard to the limited information on plans and particulars submitted regarding the proposed works and extension to the existing structure, and to the visually prominent location of this structure, the Board is not satisfied, on the basis of the information on file, that the proposed development would not adversely impact on the visual amenities of the area, including on Scenic Route S110. The proposed development would be contrary to the provisions of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 24 day of November 2023.**