

An
Bord
Pleanála

Board Order ABP-314423-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00315

Appeal by Peter Olden of Clearwater, Ballinatona, Union Hall, County Cork and by Richard Davies of Haven View, Cooldurragha, Union Hall, County Cork against the decision made on the 28th day of July, 2022 by Cork County Council to grant permission, subject to conditions, to Sean Walsh care of B and M Burns Consultancy Limited of 52 Riverdale, Skibbereen, County Cork for the proposed development.

Proposed Development: Construction of a dwellinghouse, installation of a wastewater treatment system and all associated site works at Cooldurragha, Union Hall, County Cork.

Decision

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

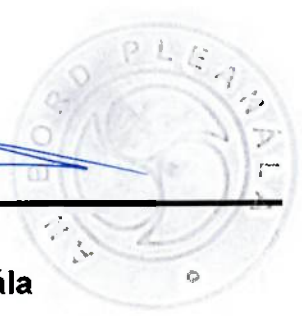
Reasons and Considerations

Having regard to the prominent and exposed coastal location of the site on a ridge overlooking Castlehaven Estuary and Reen Pier, which is designated as a High Value Landscape and to its close proximity to Scenic Route 84 as set out in the Cork County Development Plan 2022-2028, wherein it is required that new development is designed to a high standard, visually integrates into the landscape and does not degrade or obstruct valued views, it is considered that, by reason of the excessive scale and bulk of the proposed structure, its insensitive design and its failure to adequately relate to the character and setting of the ruined tower house, which is a Recorded Monument, which it is sited nearby, the proposed development would result in an visually obtrusive element in this scenic coastal landscape which fails to respect the character of the landscape and the archaeological 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 16-2 as set out in the Cork County Development Plan 2022-2028 and would 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 19th day of October 2023