



An  
Bord  
Pleanála

Board Order  
ABP-317096-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 225959**

**APPEAL** by May O’Riordan care of Patrick A. Cashman Associates of Farren House, Cork Road, Midleton, County Cork and by Others against the decision made on the 17<sup>th</sup> day of April, 2023 by Cork County Council to grant, subject to conditions, permission to Mark and Aine Wright care of John McCarthy of Spentide Limited, Unit 2, Coolbawn, The Mart, Broderick Street, Midleton, County Cork in accordance with plan and particulars lodged with the said Council.

**Proposed Development:** Permission for construction of two number split level detached dwellings. Permission for upgrade of existing vehicular entrance and all associated site works at Barrack Hill, Ballycotton, Midleton, County Cork.

**Decision**

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

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## Reasons and Considerations

1. The site is located within a designated visually sensitive area 'High Value Landscape' and located proximate to Scenic Route S48, as delineated along the R629 and local road between Ballycotton and Kilmacahill Sea Views. This type 2 broad bay coastal route is defined as having a 'very high' overall landscape value, very high landscape sensitivity and a county level landscape importance (Appendix F Landscape Character Assessment of County Cork). Having regard to the topography of the site, the exposed and elevated positioning of the proposed development, together with its elongated horizontal form (spanning approximately 50 metres), the resulting extensive driveway and the extent of proposed excavation works, the Board considered, in the absence of sufficient details as to describe how the houses would be successfully integrated within the sloped site, that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would fail to be adequately absorbed and integrated into the landscape (contrary to GI 14-14: Development on Scenic Routes of the Cork County Development Plan 2022-2028). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board considered when assessing the documents submitted for the proposed development, and taking into account that there is no surface water sewer in this area, the subject site's location on a sloping and rocky site, and the proposed extensive footprint of the two dwellings and access roadway in conjunction with their associated levels of excavation and hard surface terraces, that insufficient details have been provided to determine whether it would be possible to dispose of the surface water in a manner that would not endanger the receiving environment or public health contrary to WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design of the Cork County Development Plan 2022-2028. The

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proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this 17 day of June 2024.**