

An  
Bord  
Pleanála

## Board Order

**ABP-317716-23**

### Planning and Development Acts 2000 to 2022

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/5778**

**Appeal** by Manjana Strey and Holger Diepes of Ballymackean, Old Head, Kinsale, County Cork and by Others against the decision made on the 10<sup>th</sup> day of July, 2023 by Cork County Council to grant permission subject to conditions to Ashbourne Holdings Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork.

**Proposed Development:** (1) The demolition of a farmhouse dwelling, agricultural buildings and walls; (2) the construction of four number single-storey “farmhouse” apartment units, each comprising four number en suite bedrooms and an open plan living area for short term holiday accommodation with associated covered deck area and external fire pit; (3) the construction of one number two-storey “barn” building comprising two number holiday apartments each comprising four number en suite bedrooms, for short term holiday accommodation and an open plan living area with associated covered deck area; (4) the provision of a central walled garden with feature wall and walkway to car park; (5) the construction of a single storey caretaker lodge to provide on-site reception/office area and overnight accommodation for the caretaker who will provide 24 hour services to guests including shared transfer to and from the Old Head Golf Links clubhouse and golf course; and (6) upgrade and widening of existing entrance to include demolition of existing southern entrance wall

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and construction of new southern entrance wall; and refurbishment of existing northern entrance wall with different stonework. A car park with 16 car parking spaces and four golf buggy parking spaces will be provided on site. The proposal will include all associated ancillary site development works including landscaping and boundary treatments, drainage, access, lighting, signage, parking, bin store, on-site well, construction of pumphouse, underground water tanks and new wastewater treatment system and polishing filter all at Ballymackean, Old Head, Kinsale, 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 Board had regard to relevant policies and objectives in the Cork County Development Plan 2022-2028, including Objective TO 10-10(a) which seeks to encourage tourism related facilities accommodation and other developments within existing settlements, Objective TO 10-10(b) which seeks to carefully consider tourism-related developments outside settlements at an appropriate scale and balance, and Objective TO 10-10(e) which supports golf tourism while also maintaining the integrity of the landscape and environment. Given the overall scale, extent and nature of the proposed development in this sensitive, rural landscape of high value, outside of any settlements and at a remove from the golf course with which it is associated, it is considered that the proposed development does not accord with Objectives 10-10 (b) or (e) of the development plan and would be more appropriately located within an existing built-up settlement to accord with Objective 10-10(a). The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

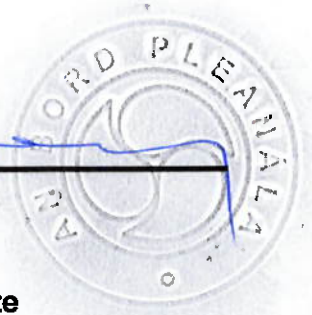
2. The subject site is located in a High Value Landscape, considered to be of 'Very High' value within the development plan, with designated Scenic Views (S66) along the local road in front of the site. The proposed development, by virtue of its location within this sensitive landscape, its overall scale and its visibility, in particular as one travels downhill along the local road from the south, would be visually obtrusive, would form a dominant feature on the landscape and would have a negative impact on the visual amenity and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

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



Dated this 11<sup>th</sup> day of July 2024.