

An
Bord
Pleanála

Board Order ABP-317910-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00727

Appeal by Declan and Fiona Soden care of Michele Beirne Planning Consultancy of 2 Carragh Grove, Knocknacarra Road, Galway against the decision made on the 3rd day of August, 2023 by Cork County Council to refuse permission.

Proposed Development: Demolition of the existing two-storey dwellinghouse, one-storey outbuildings and garage, the construction of a new three-bedroom one-storey over-basement dwellinghouse with new proprietary effluent treatment system, covered carport and binstore, closure of existing site entrance and establishment of new site entrance, gateway and boundary wall, site landscaping and all associated site works, all at Dunowen, Ardfield, Clonakilty, County Cork.

Decision

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

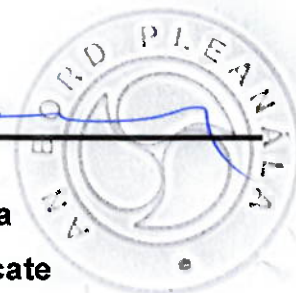
Reasons and Considerations

Having regard to the habitable condition and vernacular nature of the existing dwelling proposed to be demolished, which positively contributes to the character of the area and to the sense of place, and on the basis of the totality of information on file, it is considered that to permit its demolition would be seriously detrimental to the built vernacular heritage and visual amenity of the area and would contravene objectives PL 3-5 (Rural Placemaking), HE 16-19 (Vernacular Heritage) and HE 16-20 (Historic Landscapes) 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.



Martina Hennessy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 28th day of May 2024.