



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/05199

Appeal by David and Elizabeth Hogan care of All Aspects of Design of Bridestown, Kildinan, County Cork against the decision made on the 4th day of August, 2023 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Retention of unauthorised development namely: the timber post and rail fencing which now forms the roadside boundary, and the landscaping as planted on site and permission to make the following alterations to the above mentioned fence namely to remove the cappings (height 215 millimetres) from 14 number vertical posts over a length of 33 metres out from the eastern boundary and also to remove the top rail where the fence returns at the front eastern corner at the property at Coneybeg, Watergrasshill, 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 retention of the timber post and rail fence and laurel hedge at this location significantly impacts on the character of this rural environment and detracts from the visual amenity of the surrounding area. The development materially contravenes Objectives RP 5-22 and HE 16-21 of the Cork County Development Plan 2022 which seeks to provide appropriate boundary treatment, appropriate planting and landscaping and protect the visual amenity of the area, which objectives are considered to be reasonable. The development to be retained contravenes condition number 10 of Planning Permission Register Number 14/6013 which requires the retention of the existing sod and stone roadside boundary. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that adequate sight visibility for the neighbouring property to the east for a distance can be achieved given the current or proposed boundary arrangements. The retention of the subject fence in its current position (irrespective of alterations proposed) would impede the vision of the neighbouring property on entry to the public road and constitute a traffic hazard thereby significantly compromising the safety of all road users. The development to be retained (including proposed alterations) would, therefore, be contrary to Objective TM 12-8 and 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 21st day of Oct 2024.