



An
Bord
Pleanála

Board Order

ABP-318068-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/00364

Appeal by Ronan and Rachel Cotter of Knockroe, Ballydehob, County Cork against the decision made on the 28th day of August, 2023 by Cork County Council to refuse permission.

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

Decision

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

Reasons and Considerations

1. The site is located in a scenic coastal area which is designated as 'High Value Landscape' in the Cork County Development Plan 2022-2028 and for which it is an objective to protect the visual and scenic amenities of the natural environment. This designation and the associated objective are considered reasonable. The Board is not satisfied, based on the information submitted in connection with the planning application and the appeal, including the proposed access route, that the proposed development could be carried out without causing a serious detrimental impact on the visual and scenic amenities of the area and the erosion of the scenic coastal landscape character of the area. The proposed development would contravene materially policy objectives RP 5-22, GI 14-9 and GI 14-12 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the proposed development, the proximity of the site to the Roaringwater Bay and Islands Special Area of Conservation (Site Code: 000101) and to the qualifying interests and Conservation Objectives for the European Site, it is considered that there is insufficient information to conclude that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Roaringwater Bay and Islands Special Area of Conservation (Site Code: 000101). In such circumstances, the Board is precluded from granting permission for the proposed development.



Joe Boland

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

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