



An
Bord
Pleanála

Board Order
ABP-318437-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/05041

Appeal by Patrick and Adri Van Niekerk of Balyvorane, Nohoval, County Cork against the decision made on the 17th day of October, 2023 by Cork County Council to refuse permission for the proposed development.

Proposed Development: Planning permission for the construction of a dwelling, site entrance and all associated site works including a wastewater treatment system at Ballynalougha, Nohoval, County Cork.

Decision

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

Reasons and Considerations

The proposed development by reason of the open and exposed nature of the landscape at this location, the scale and height of the proposed dwelling, the excessive cut and fill which will result as a consequence of the proposed finished floor level, the excessive set back from the public road and the cumulative visual impact that would result as a consequence of consolidating ribbon development at this location, the Board considers that the proposed development would form a discordant feature on the landscape at this location and would fail to be adequately absorbed and integrated into the landscape. The proposed development would militate against the preservation of the rural environment, would seriously injure the visual amenities of the area, would be contrary to policy Objective GI 14-9 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary 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 10th day of September 2024.