

An  
Bord  
Pleanála

## Board Order ABP-319630-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/61**

**Appeal** by Michael Daly care of John J. O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, County Cork against the decision made on the 31<sup>st</sup> day of March, 2024 by Cork County Council to refuse permission.

**Proposed Development:** Retention of portion of partly constructed timber-framed store, alteration to footprint of partly constructed timber-framed store, completion of timber-framed store to include natural stone finish to elevations, use of completed store for use as agricultural/tool store, construction of entrance to public road for general and agricultural use, alterations to roadside boundary to improve available sight distance and all associated site works, all at Killloveenoge, Bantry, County Cork.


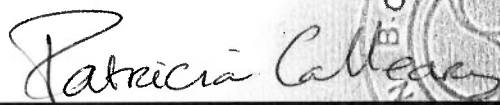
### Decision

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

## Reasons and Considerations

1. The vehicular entrance to be closed adjoins a busy local primary road (L-4703-59) and a dedicated scenic route that is poorly aligned, at a point where sightlines are restricted in both directions, especially towards the east where there is no sight visibility. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal and details submitted, that the traffic likely to be generated by the proposed development would not endanger public safety by reason of traffic hazard and given that the necessary sightlines run over land requiring the removal of long-standing indigenous hedgerow over which the applicant has no control and where there is no existing legal easement agreement in place. The proposed development and development proposed to be retained would contravene materially Policy Objective TM 12-8 (Traffic/Mobility Management and Road Safety) of the Cork County Development Plan 2022-2028, would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The subject site is located in a coastal setting within a designated 'High Value Landscape' and adjoining a Scenic Route (L-4703-59), as designated in the Cork County Development Plan 2022-2028. Having regard to the exposed nature of the subject site and the siting, scale and design of the existing development, in very close proximity to the public road, it is considered that the proposed development and development proposed to be retained would be visually obtrusive in the landscape and would seriously injure the visual and scenic amenities and essential rural character of the area. Furthermore, the Board is not satisfied that the structure is associated with agriculture and it is considered that there is no reasoned justification for a storage shed outside of the curtilage of and removed from any habitable/domestic dwellinghouse. The proposed development and development proposed to be retained would contravene materially Policy Objectives BE 15-8, BE 15-9, GI 14-9, GI 14-12, GI 14-13 and GI 14-14 of the Cork County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

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

**Dated this 06 day of March 2025.**