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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/04765**

**APPEAL** by Gerard A. Collins of Ballyonane House, Cloyne, Midleton, County Cork against the decision made on the 23<sup>rd</sup> day of June, 2024 by Cork County Council to grant, subject to conditions to conditions a permission to Bernice and Paul O'Sullivan care of Paul O'Sullivan of The Mall, Guileen, Whitegate, County Cork.

**Proposed Development:** The construction of a dwellinghouse and all associated site works, (change of plan to that permitted under planning reference 23/05471), changes include first floor, roof profile and altered elevations at Finure, Whitegate, 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 height and siting in an elevated and exposed coastal site would be visually obtrusive and would detract from the scenic and visual amenities of the area that is designated as a 'high value landscape' in the Cork County Development Plan 2022-2028. It is considered, therefore, that the proposed development would be contrary to Objective GI 14-9 of the County Development Plan in respect of aiming to protect visual and scenic amenities of County Cork's built and natural environment and protect skylines and ridgelines from development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mary Henchy**

**Member of An Bord Pleanála**

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

**Dated this 10<sup>th</sup> day of March 2025.**