

An
Bord
Pleanála

Board Order ABP-320935-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/5349

Appeal by Jeroen Schumm and Orla Kiely care of Richard Rainey Architects of 71 Lower O'Connell Street, Kinsale, County Cork against the decision made on the 9th day of September, 2024 by Cork County Council to refuse permission.

Proposed Development: Demolition of an existing dwelling, the construction of a new two-storey dwelling and all site works, all at Tide Cottage, Point Road, Crosshaven, County Cork.

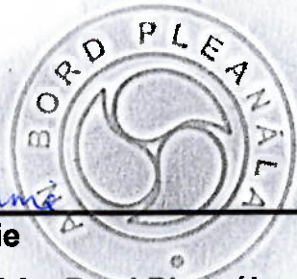
Decision

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

Reasons and Considerations

1. Having regard to Objective HE 16-19 of the Cork County Development Plan 2022-2028 which seeks, inter alia, to protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, and which provides a general presumption in favour of the retention and reuse of vernacular buildings, subject to normal planning considerations, it is considered that the proposed development, which includes the demolition of the existing thatched cottage on site, would have a negative impact on the heritage of the site, its local character and sense of place and would contravene Objective HE 16-19 of the development plan. Furthermore, the proposed development, if permitted, would set an undesirable precedent for other similar type developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site in an area designated as being a High Value Landscape in the Cork County Development Plan 2022-2028, it is considered that the proposed development, which comprises the demolition of a vernacular thatched cottage and its replacement with a new dwelling, and by reason of its height, scale, elevational treatments and associated excavation works, would seriously injure the visual and scenic amenities of this High Value Landscape and would set an undesirable precedent for other similar type developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information available on file, it is considered that the applicant has not demonstrated that the proposed on-site wastewater treatment system has been designed and located to ensure the safe and adequate disposal of effluent on site, in accordance with Objective RP 5-23 of the Cork County Development Plan 2022-2028 and the Environmental Protection Agency Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) 2021. Furthermore, it has not been adequately demonstrated that the proposed surface water management proposal is such that surface water can be appropriately drained from the site and that the proposed development would not cause flooding in the vicinity of the site. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

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