

An  
Bord  
Pleanála

## Board Order ABP-321414-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

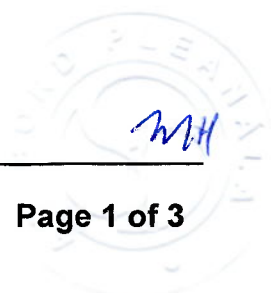
**Planning Register Reference Number: 24/00518**

**Appeal** by Richard and Regina Parnell care of McCutcheon Halley Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 14<sup>th</sup> day of November, 2024 by Cork County Council to refuse permission.

**Proposed Development:** Renovation of a ruinous cottage to include the construction of an extension, installation of a wastewater treatment system and all associated site works, all at Croagh, Schull, County Cork.

### Decision



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



## Reasons and Considerations

1. The Board was not satisfied, on the basis of the information on file, including the structural report submitted with the appeal, that the applicant had demonstrated that the walls of the existing ruinous structure on site are substantially intact. Having regard to the condition of the structure and its location within the Town Greenbelt and High Value Landscape Area, as identified in the Cork County Development Plan 2022-2028, it is considered that the proposed development would materially contravene Policy Objective RP 5-30 (Redevelopment or replacement of an Uninhabitable or Ruinous dwelling) of the Cork County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed new dwellinghouse incorporating ruins of a former dwelling is located within the Town Greenbelt of Schull and a coastal scenic 'High Value Landscape' area as set out in the Cork County Development Plan 2022-2028. Having regard to the provisions in the development plan for ruinous structures in such areas, it is considered that the removal of historical walling and alteration to a walled track/boreen within the site for the creation of a driveway would remove an intrinsic feature of interest and urbanise the area and would, therefore, have a negative impact on the heritage of the site, its local character and sense of place and would contravene Objective HE 16-19 (Vernacular Heritage) which seeks 'to protect, maintain and enhance the established character, forms, features and setting of vernacular buildings'. Furthermore, having regard to its remote location and road network serving the site, it is considered that the proposed dwelling use, notwithstanding its former use some 70 years ago, would, by itself and the precedent it would set for the generation of traffic reliant on a constrained road network at this location, be prejudicial to public safety by reason of traffic hazard. The proposed development would be contrary to the criteria set out in Objective RP 5-30 in respect of redevelopment or replacement of an uninhabitable or ruinous

dwelling that can allow for the sensitive renovation and conservation of a derelict dwelling subject to normal proper planning and sustainable development considerations. The proposed development would materially contravene Policy Objective RP 5-30 of the Cork County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this *28<sup>th</sup>* day of *March* 2025.