



An
Bord
Pleanála

Board Order ABP-321755-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/600

Appeal by Carmel O'Sullivan care of John J. O'Sullivan and Associates of 'Lindhu', Reenmeen East, Glengarriff, County Cork against the decision made on the 19th day of December, 2024 by Cork County Council to refuse permission.

Proposed Development: Retention of single-storey detached building for use as a potting shed and tool store ancillary to family home and permission for polytunnel, landscaping/rewilding, bee hives, alterations to existing building, pedestrian entrance to L-8920-0 along with all associated site works, all at Inches, Eyeries, Beara, County Cork.

Decision

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

Reasons and Considerations

Having regard to the siting and proposed use of the development proposed to be retained and, notwithstanding the proposed alterations to the existing structure on site and the landscaping proposed, it is considered that the development proposed to be retained and the proposed development, which sits on an elevated and exposed site within a landscape of 'National' importance, which is of 'very high' value with a 'very high' sensitivity, as designated in the Cork County Development Plan 2022-2028, and its location at a remove from the applicant's dwellinghouse, would seriously injure the visual amenities of the area, would not respect the rural character of the area, would fail to have an ancillary relationship with the applicant's dwellinghouse, and would risk the establishment of an adverse precedent for such sited ancillary buildings at such a removal from the main dwellinghouse. The development proposed to be retained and the proposed development would be contrary to Objectives GI 14-9(a), GI 14-15 and HE 16-21(a) of the Cork County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Member of An Bord Pleanála

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

Dated this 21st day of May 2025.