

An
Bord
Pleanála

Board Order ABP-321822-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/06183

Appeal by Jennifer O'Donovan care of Barnes Murray De Bháill Consulting Engineers of The Old Forge, Innishannon, County Cork against the decision made on the 21st day of January, 2025 by Cork County Council to refuse permission for the proposed development.

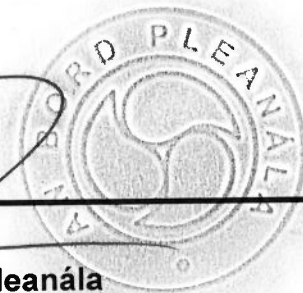

Proposed Development: Permission for the construction of a two-storey dwellinghouse, the construction of a detached domestic garage with first floor storage space, the construction of a site entrance, the installation of a private well, the installation of a septic tank and associated soil percolation area and all ancillary works at Farranalough, Newcestown, County Cork.

Decision

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

Reasons and Considerations

The site of the proposed development is located within a "Rural Area Under Strong Urban Influence " as set out in the Cork County Development Plan 2022-2028, where emphasis is placed on the importance of designing with the landscape and of siting a development to minimise visual intrusion, as set out in objectives RP 5-22 and GI 14-9 of the Development Plan and the Cork Rural Design Guide. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its height and scale, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would contravene objectives RP 5-22(a) and GI 14-9 of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

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

Dated this 29th day of May 2024.