

An
Coimisiún
Pleanála

Commission Order
ABP-322150-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24356

APPEAL by Barbara S. Ward care of Anthony Cohu of Borlin, Bantry, County Cork against the decision made on the 4th day of March 2025, by Cork County Council, to refuse permission for the proposed development.

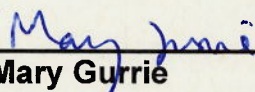
Proposed Development: (a) Renovations, extensions and alterations to existing farmhouse and outbuildings, (b) installation of wastewater treatment system, (c) upgrade to site entrance and (d) all associated site works at Lahern, Baltimore, County Cork.

Decision

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

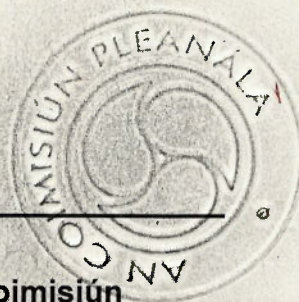
Reasons and Considerations

Having regard to the location of the proposed development in a High Value Landscape and adjacent to scenic route S87 as set out in the Cork County Development Plan 2022-2028, Objective GI14-9 of the development plan which aims to protect the visual and scenic amenities of the county, and Objectives RP5-30 and HE16-19 of the development plan which aim to protect and maintain vernacular structures and ensure that they are sensitively renovated, it is considered that, by reason of the layout, design, scale, bulk and extension beyond the front building line of the farmhouse, the proposed development (both as originally proposed and revised in response to the request for further information), would fail to preserve or enhance the established character, form, features and setting of the existing vernacular farmhouse and outbuildings on the site, would fail to be adequately absorbed and integrated into the landscape, and would detract from the character and visual and scenic amenities of the surrounding area. The proposed development would not accord with objectives RP5-30, HE16-19 and GI14-9 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 28 day of July 2025.