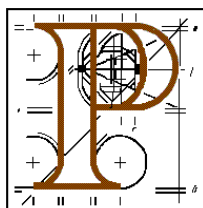


An Bord Pleanála



Inspector's Report

Appeal Reference No: PI.04.246733

Development: Dwelling house, detached domestic garage and all associated site works all at Goggins Hill, Ballinhassig Co. Cork

Planning Application

Planning Authority: Cork County Council

Planning Authority Reg. Ref.: 15/5876

Applicant: Alan Whyte

Planning Authority Decision: Grant subject to conditions

Planning Appeal

Appellant(s): David & Suzanne Cullinane

Type of Appeal: Third Party v Permission

Observers: None

Date of Site Inspection: 22/08/2016

Inspector: A. Considine

1.0 SITE LOCATION AND DESCRIPTION

- 1.1 The subject site is located in Gogganshill, Ballinahassig Co. Cork, approximately 0.7km to the north-west of Ballinahassig and the N71. The context of the subject site is an area which is clearly under pressure for one off housing as evidenced in the large number of existing houses in the vicinity of the site. The area is not serviced with public water or waste water mains.
- 1.2 The subject site lies to the east of the public road, and is to be accessed via what appears will be a communal entrance – the proposed entrance to the site is identified as lying outside the subject proposed development site.
- 1.3 The subject site is quite irregular in shape with a significant slope running down in an easterly direction towards a stream which runs in a north south direction to the east of the site. The site has a stated area of 0.5ha. The context of the subject site is presented in the appendix to this report which includes, maps and a number of photographs taken on the day of my site inspection.

2.0 PROPOSED DEVELOPMENT

- 2.1 Permission is sought for the construction of a dwelling house on the subject site. The house proposed comprises a two storey dwelling with a stated floor area of 253.36m² with a detached garage with a floor area of 56.12m². The house comprises a large open plan kitchen/dining, sitting room, playroom, shower room and utility at ground floor level, and the first floor level will provide for a master suite, 3 further double bedrooms and a bathroom.
- 2.2 The house will rise to a stated height of approximately 7.2m and will be finished with a smooth plaster finish and slate roof. In addition, it is proposed that the house will be serviced by a private well and a private on site wastewater treatment system.

3.0 PLANNING HISTORY

There is no relevant planning history associated with the subject site.

The following is the planning history relating to lands in the vicinity of the site:

PA ref 02/5914 – permission granted for the construction of a dormer dwelling, domestic garage / store and greenhouse.

PA ref 03/3762 – permission granted for alterations and extension to dwelling.

4.0 PLANNING AUTHORITY DECISION

4.1 Planning and technical reports

4.1.1 The Planning Officers report considered the proposed development in terms of the policy requirements of the 2014 Cork County Development Plan as well as the site plan and house design, engineering, roads and other issues. The Planning Officer considers that it is not clear if the applicant complies with the settlement location policy, RCU 4-1, of the CDP, notes that there are outstanding issues in terms of roads, water services, and the visual impacts associated with the proposed development. Further information is required.

4.1.2 Following an assessment of the information submitted in response to the further information request, the Planning Officer concluded as follows:

- The applicant does not comply with the settlement location policy requirements.
- Site entrance details acceptable but condition to be included requiring the closing of the existing entrance to the lands.
- Sight distances and access road details acceptable.
- Well location noted.
- Surface water runoff details noted.

- Revised proposals in terms of the siting and design of the proposed house submitted and acceptable.
- Landscaping proposals submitted, more details required if permission is granted.
- Sections indicate extensive excavation and filling. FFL to be reduced to 78.0 or 78.5 by condition.

The report also notes the submission of the third party in relation to the information provided. The report concludes that an exceptional rural generated housing need exists to comply with the requirements of the CDP. In addition, the levels of filling and ground works proposed is a concern in terms of the visual impact on the landscape, and that there are a number of outstanding issues which require clarification. It is recommended that permission be refused for the following stated reason:

The proposed development is located within the Metropolitan Cork Greenbelt, where it is the policy of the Planning Authority, as set out in policy objective RCI 4-1 of the Cork County Development Plan, 2014, to require applicants to demonstrate that their proposal constitutes an exceptional rural generated housing need as set out in this objective. This objective is considered reasonable. It is considered that the applicant has not demonstrated that he constitutes such an exceptional housing need for a dwelling, in accordance with the policy objective. The proposed development would, therefore, be contrary to the policy objective of the Cork County Development Plan, 2014 and would be contrary to the proper planning and sustainable development of the area.

- 4.1.3 There is a report from the Area Engineer on file which requires that further information be submitted prior to a decision issuing in relation to the proposed development. These issues were included in the Planning Officers report requiring further information. Following receipt of the response to the further information request, a second report from the Area Engineer advises no objection to the proposed development.

4.1.4 There is 1 objection to the proposed development noted on the PA file where the issues raised are summarised as follows:

- The development would undermine the privacy of existing dwelling.
- The entrance to the site is dangerous due to levels, inadequate sight distances and will require the removal of part of the road side boundary which will be unsightly.
- Issues raised in relation to storm water and foul water, in terms of the suitability of the site.
- Housing need and compliance with development plan questioned.
- The development will extend ribbon development.

Following the submission of the response to the further information request, the objector submitted the following response:

- The entrance is being constructed outside the site boundary and the level of civil works required to create the entrance is raised as a concern in terms of visual amenity in the rural area.
- Details of excavation and fill is unclear.
- The new access roadway will impact on the existing residential amenities of the existing house, particularly in the evening.
- Issues raised in terms of the repositioning of the house.

4.1.5 Irish Water have advised no objection to the proposed development.

4.1.6 The Board will note that the applicant sought to respond to the issues raised by the third party in the course of the PAs assessment of the proposed development.

4.1.7 Following the Area Planners report, the Liaison Officer provided a report in terms of the settlement location policy compliance issue. The report concludes that 'the applicant is from an area which is within the same parish the site which is the subject of this application. He appears to have a genuine local rural-generated housing need. It is my view it is reasonable to consider the site a

'nearby landholding' as it is just 1.8km from the applicants original home. Accordingly, I consider that he is sufficiently local to be regarded as an exception to the settlement policy restrictions.'

4.1.8 The SEP presented a final report on the file. This report acknowledges the case planners report and agrees that permission should be refused for the reason stated.

4.1.9 The Director of Services agreed with the Liaison Officer and directed that planning permission be granted for the proposed development, subject to conditions. The area planner, as directed, presented conditions for a grant.

4.2 Planning Authority Decision

The Planning Authority decided to grant planning permission for the proposed development, subject to 13 no. conditions including as follows:

Condition 2: contribution
Condition 3: occupation restriction
Condition 9: FFL to be reduced from 79.0 to 78.0.
Conditions 10 & 11: deals with roadside boundary and landscaping.

5.0 GROUNDS OF APPEAL

David & Suzanne Cullinane have submitted a third party appeal against the decision of Cork County Council to grant planning permission for the proposed construction of a dwelling house on the subject site. The grounds of appeal are similar to those raised during the Planning Authoritys assessment of the proposed development and are summarised as follows:

- Issues raised in relation to the location and layout of the access to the site.

- Validity of the planning application questioned.
- Issues raised in relation to compliance with the CDP and housing need.
- Site conditions raised as a concern in terms of storm water and foul water. It is submitted that there is no point of contact between the site and the stream so surface water cannot be piped to the stream.
- Visual impact issues raised.

6.0 RESPONSES/OBSERVATIONS TO GROUNDS OF APPEAL

6.1 Planning Authority response

The Planning Authority has not responded to this third party appeal.

6.2 First party response

6.2.1 The First Party, through their agent, has submitted a response to the third party appeal against the decision of the PA to grant planning permission. The response is summarised as follows:

- In terms of the access, it is submitted that issues were dealt with at the further information stage of the PAs assessment of the proposed development to the satisfaction of the Area Engineer. Outstanding engineering issues are minor and are dealt with by way of conditions.
- The applicant is the son of the landowner and full consent for works has been provided.
- The site assessment provided an average *T value of 45, and the site has been deemed acceptable in terms of site suitability. The 225mm surface water pipe proposed will provide drainage only for the public road and not for the proposed dwelling or access drive. The pipe is entirely within the control of the applicant. Surface water from the proposed development will be dealt with on site via soakpits.
- The Planning Authority accepted that the applicant complies fully with the requirements of Objective RCI 4-1(d). The

Planners interpretation of the objective was rejected. The Planner misinterpreted the objective and failed to consider what constitutes 'landholding', and 'nearby landholding' as well as 'nearby'.

- It is submitted that the applicant has demonstrated his exceptional rural generated housing need and there is no evidence to justify the Planners conclusion to the contrary.

It is requested that the Board grant permission for the proposed development. Enclosures include a personal statement from the applicant, a letter from the previous landowner, a letter from the parish priest and details of the Ballinhassig Parish.

6.3 Observations on grounds of appeal

There are no observations noted on this appeal.

7.0 POLICY CONTEXT County Development Plan, 2014

7.1 The subject site is located within the County Metropolitan Cork Strategic Planning Area, as well as the Metropolitan Greenbelt. In this regard, the following policy objectives are considered relevant:

- **RCI 4-1: Metropolitan Cork Greenbelt**
Objective RCI 41 should be read in conjunction with Chapter 13, Section 13.8 relating to 'Prominent and Strategic Metropolitan Cork Greenbelt Areas' including Objective GI 81 and Figure 13.3.

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 81 and other policies and objectives in the plan.

- The Plan identifies the area, in terms of Landscape Character Type, as being a Broad Fertile Lowland Valley, Type 6a. This landscape is identified as having a high landscape value and sensitivity with a County level importance. County Development Plan Objective GI 6-1: Landscape, is considered relevant in this instance and it is the stated policy of the Council:
 - a) Protect the visual and scenic amenities of County Cork's built and natural environment.
 - b) Landscape issues will be an important factor in all landuse proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.
 - c) Ensure that new development meets high standards of siting and design.
 - d) Protect skylines and ridgelines from development.
 - e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.
- County Development Plan Objective GI 8-1 deals with Prominent and Strategic Metropolitan Greenbelt Areas requiring Special Protection and states that it is the policy of the Council to:
'Protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements.'

These areas are labeled MGB1 in the Metropolitan Greenbelt map (Figure 13.3) and it is an objective to preserve them from development.'

- Section 4.6 of the Plan deals with the general planning considerations for rural housing.

8.0 ASSESSMENT

8.1 Having considered all of the information submitted with the planning application, together with the appeal documentation and responses, and having undertaken a site visit, I consider it appropriate to assess the proposed development application under the following headings:

1. The principle of the development & planning history
2. Site suitability
3. Visual & Residential Amenity Issues
4. Other Issues
5. Appropriate Assessment

Principle of development

8.2 The subject site is located within the townland of Goggin's Hill, Ballinhassig Co. Cork and in an area identified as a rural area under strong urban influence for housing in the County Development Plan, 2014. The Plan, together with the Sustainable Rural Housing Guidelines, provide clear guidance that there is a presumption against the development of one off houses except where the proposal constitutes a genuine rural generated housing need based on social and / or economic links to the particular rural area. The applicant is required to accord with one of five categories of rural housing need in accordance with Policy Objective RCI 4-1.

8.3 The applicant has advised that he has lived in the family home in Briar Hill, approximately 3km to the northwest of the subject site all his life, and for more than the requisite seven years and therefore

can be considered as a local rural person. The applicants family home is a detached house on a half acre site in a ribbon of development. The applicants father owns the subject lands from which the site, the subject of this appeal has been taken. These lands were purchased in 2013 and the applicant advises that he resides with his parents in the family home. The third party appellant considers that the applicant does not have an exceptional rural generated housing need as he is not involved in agriculture and does not appear on the register of electors in the area. The issue of compliance with Cork County Councils settlement location policy has been considered as part of the PAs assessment where both of the planning officers who reported on the application, considered that the applicant did not comply with the settlement location policy and notably, Objective RCI 4-1. The Liaison Officer and Director of Services considered that the applicant did comply and recommended that permission be granted. The primary concern relating to the disagreement is the reference to a 'nearby' landholding and what constitutes same.

8.4 Policy Objective RCI 4-1 deals with developments within the Metropolitan Cork Greenbelt and requires that applicants satisfy the Planning Authority that their proposal 'constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In light of the above, it is clear that the applicant does not comply as the subject site is not associated with the principle family residence, being 3km away. The policy objective however, goes on to state that 'in circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the plan. In this regard, and on the

basis of the information submitted in support of the proposed development, it is reasonable to consider the applicant as compliant, subject to the requirements of Objective GI 8-1. I arrive at this conclusion, and in agreement with the Liaison Officer, on the basis that the subject proposed development site is located within the same parish as the applicants family home and is proximate.

8.5 Further to the above, Objective GI 8-1 is required to be considered in that it deals with Prominent and Strategic Metropolitan Greenbelt Areas requiring Special Protection. It is the policy of the Council to:

‘Protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are labeled MGB1 in the Metropolitan Greenbelt map (Figure 13.3) and it is an objective to preserve them from development.’

8.6 In terms of the above, consideration must be given to the nature, scale, design, landscaping and engineering works required to accommodate the development and the potential impacts of same on the protection of the greenbelt and landscape. The Board will note the concerns raised by the Planning Officer in relation to a number of issues which remain outstanding. In particular, and having regard to the location of the site together with the development plan and Rural Housing Guideline requirements, there is an onus to have regard to the protection of the existing landscape and rural amenities of the area. In terms of compliance with Objective GI 8-1, I will consider the relevant site suitability issues below.

Site Suitability

Water Services:

8.7 In terms of site suitability, the Board will note that it is intended to install a private proprietary waste water treatment system to service the house. It is also noted that the house is to be serviced by a private well for its water supply. Having considered the information

provided on the planning authority file with regard to the proposed development, together with the planning history associated with the subject site, it is clear that consideration of the sites suitability with regard to the treatment and disposal of waste water has been extensively and comprehensively considered. In this regard, the applicant submitted a completed site suitability assessment regarding the suitability of the proposed site in terms of the treatment and disposal of wastewater generated on the site. As an aside, the Board will note that the quality of the site plan drawings submitted is poor in that no details of services of adjacent properties have been identified. There are a significant number of existing houses in the vicinity of the site, presumably with private treatment systems and private wells, the locations of which are not identified. That said, the site characterisation assessment report identifies that there are 11 houses with private wells within 250m of the subject site.

- 8.8 The site characterisation assessment, submitted as part of the planning application, notes that no bedrock was identified in the trial pit, which was dug to 2.38m bgl. The assessment identifies that the site is located in an area where there is no Groundwater Protection Scheme but categorises the site as being a locally important aquifer (LI) with extreme vulnerability. A Groundwater Protection Repose of R2¹ is indicated. The soil type is described as 'AminDW – Acid Brown Earths / Brown Podzolics' and the bedrock type is 'DMSC – Dinantian Mudstones and Sandstones Cork Group'. The trial hole part of the assessment notes that the *T test was carried out in a clay layer of subsoil which lies between 0.3m bgl and 0.8mbgl, where the structure is described as massive and the density compact. The layer below this clay band, and to a depth of 2.4m bgl is identified as sandy / gravely SILT / CLAY, again with a massive structure and compact density. *T tests carried out on the site, at a level of 0.5m bgl, yielded a value of 45.22, while no *P tests were carried out at the site. The report concludes recommending that a septic tank and percolation area be installed with a nominal capacity of 4m³ with 108m of percolation trench to be provided, with discharge to groundwater.

8.9 Overall, and while I acknowledge the submission on file with regard to the treatment and disposal of waste water arising from the site, I must raise some concerns in terms of the numbers and concentration of private treatment systems within 250m of the site, together with the proximity of the river. In addition, I am concerned that the proposed size of the percolation area is inadequate to serve a house of the size proposed. The submission suggests that there will be two double rooms and two single rooms, but all four proposed bedrooms are double in size. In this regard, and should the Board be minded to grant permission in this instance, I consider that the percolation area should provide for 144m of percolation trench in accordance with the requirements of the EPA Code of Practice Wastewater Treatment and Disposal Systems Servicing Single Houses (p.e. ≤ 10). Site conditions and the proximity of the stream cannot be altered and I have concerns regarding the actual locations of the existing systems serving the existing houses, as the details have not been provided. While I acknowledge the submissions of the applicant in this regard, I have concerns that the excessive concentration of private effluent treatment systems in this area may have potential to result in a public health hazard.

Roads & Access:

8.10 Access to the proposed development site was originally proposed over public roads and an existing grassy track which slopes inside the line of the public road to a gate. There is a significant drop from the level of the public road and this track. In response to the further information request, the Board will note that the applicant altered the access proposals to provide for a new access / egress from the public road at a location just outside the red line boundary of the subject site. At the outset, I would concur with the approach of the Planning Authority in that the proposed entrance to the site is located within the confines of the family landholding and therefore, can be controlled by condition in principle. That said, I do consider that there are a number of concerns arising from the proposal as presented. I also acknowledge the comments of the Area Engineer in this regard. While the proposed access might be acceptable from an engineering point of view, in terms of compliance with Objective GI 8-1, there are a number of concerns.

8.11 It is a requirement of the stated objective to seek to protect prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. It is on this basis that I have some concerns. In order to facilitate the proposed development, it is clear that the site will be subject to significant filling. The road level is approximately 2m above the level of the field at road side, with filling proposed of +3.5m in places. Indeed, the drawing submitted are very unclear in terms of proposals for the roadside boundary and the existing access to the site. The plans propose 'set back of existing boundary to achieve 90m sightline, but no detail as to how this will be achieved is provided. From a road safety point of view, it is likely that the development could be accommodated without resulting in a traffic hazard. However, consideration must be given to the visual impacts of the engineering works required to accommodate the development, including the entrance and the potential impacts of same on the protection of the greenbelt and landscape.

Visual & Residential Amenity Issues

8.12 In terms of the proposed design of the house, I have no real objection in principle. However, given the high value landscape in which the site lies, I am concerned that the proposed design does not reflect the environment into which it is proposed to sit. I acknowledge that amendments have been made to the overall design of the house following the response to the FI request, but I do not consider that the amendments have addressed these concerns, or how if permitted, it would affect the rural character of the area. I also note the level of filling required to accommodate the house design as proposed, rather than a house design submitted to address the site levels. I do acknowledge the level differences identified on the site layout plan, as well as the existing vegetation in the area, but I remain concerned that the general amenities of this rural landscape would be impacted upon if permitted as proposed and the house, would represent a significant visual intrusion in the landscape, particularly when viewed from the north.

8.13 Further to the above, I have raised concerns in terms of the potential visual impact of the proposed development, particularly with regard to the engineering works, and in particular the level of filling proposed, to accommodate the proposed development including the proposed access to the site. Having undertaken a site visit, together with the intention of the policy objective GI 8-1, it is clear why the subject area is identified as part of the metropolitan greenbelt area. When viewed from the north, the visual impact of the house proposed, and in particular the engineering works required to accommodate same, will be significant in my opinion. The concern is compounded by the real lack of detail submitted in terms of landscaping and while it is possible to condition for a landscaping plan, having regard to the character of the subject site and the area in which it is located, I am not satisfied that such an approach would be acceptable. It is also unclear as to what extent of the existing roadside boundary will be required to be removed to provide for the requisite sight lines at the proposed entrance and the removal of this boundary will further impact on the visual amenity of the area and in particular the valley in which it is proposed. In this regard, and while the applicant may be considered as complying with policy objective RCI 4-1, the proposal as presented fails to comply with the requirements of objective GI 8-1 to 'protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt'.

Other Issues:

8.14 The third party appellant has raised a number of issues in relation to the proposed development, a number of which have been discussed above. In addition, the appellant submits that access to the stream is not possible as proposed as the stream does not bound the applicants landholding. This is a civil matter, but should the Board be minded to grant permission for the proposed development, this is an issue which should be clearly addressed in the first instance. That said, the plans submitted do show that a small section of the site does bound the stream.

Appropriate Assessment:

- 8.15 The subject site is located at a distance of +15km from the nearest European site, being Cork Harbour SPA, Site Code 004030, located to the east of the subject site. Cork Harbour SPA is so designated for migratory and wetland bird species. The conservation objectives for the site seek to maintain or restore the favourable conservation status of habitats and species of community interests so as to contribute to the overall maintenance of favourable conservation status of those habitats and species at national level.
- 8.14 The subject development site itself can be considered a greenfield site within a rural area and has a watercourse to the northern boundary. This watercourse ultimately flows into the Owenboy River. Having considered the nature of the proposed development, together with the planning history and given the scale of same together with the level of information provided in support of the application, it is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on European Site No. 004030, or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

9.0 CONCLUSIONS AND RECOMMENDATION

Conclusion:

- 9.1 Having had regard to the proposed development, together with the information presented by both the applicants and appellant, and notwithstanding the bone fides of the case, I am satisfied that the information provided, in principle, can facilitate the Board in determining that the proposed development generally accords with the requirements of the settlement location policies of the Cork County Development Plan.

However, having regard to the nature and extent of the engineering works required to accommodate the proposed house and in

particular, the access to the site, together with the inadequate information provided in relation to the necessary removal of existing landscape features or an adequate landscaping plan, I consider that the development would result in a development which would be out of character with the rural environment and would seriously injure the existing amenities of the area by reason of visual impact, scale and mass. The development would, therefore, be contrary to the requirements of County Development Plan policy objective GI 8-1 which relates to developments within the Metropolitan Greenbelt and which seeks to 'protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt'.

Finally, I concur with the concerns of the planning officers who assessed the proposed development in terms of the lack of clarity and information provided in order to facilitate a full and complete assessment. In particular, clear details of the proposed access, intention for existing access, provision of the 225mm pipe to accommodate surface water run-off from the road to the stream, soakpits and landscaping issues, would be required to ensure that the visual impact of the development, and other issues, can be addressed appropriately. I also restate concerns arising from the concentration of private treatment systems within 250m of the proposed site, together with the fact that there is no piped water supply in the area and that the houses are dependent on wells.

Recommendation:

- 9.2 It is considered that the proposed development should be **refused** for the reasons and considerations hereunder.

REASONS AND CONSIDERATIONS

1. The proposed development is located within the Metropolitan Cork Greenbelt, where it is the policy of the Planning Authority, as set out in policy objective RCI 4-1 of the Cork County Development Plan, 2014, to require applicants to demonstrate that their proposal constitutes an exceptional rural generated housing need as set out in this objective. In addition, the policy

states that in circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 81 and other policies and objectives in the plan.

County Development Plan Objective GI 8-1 deals with Prominent and Strategic Metropolitan Greenbelt Areas requiring Special Protection and notes that it is the policy of the Council to protect such areas and to preserve them from development. Having regard to the level of engineering works required to accommodate the proposed development, including the significant level of fill required to provide the entrance and house, together with the inadequate level of detail provided in support of the proposed development in this regard, and while the applicant may be considered as complying with policy objective RCI 4-1, the proposal as presented fails to comply with the requirements of objective GI 8-1

The development would, therefore, represent a significant visual intrusion in the landscape and would militate against the preservation of the rural environment, contrary to the policy objectives of the Cork County Development Plan, 2014. The development would be contrary to the proper planning and sustainable development of the area.

A. Considine
Planning Inspector
14/09/2016