



An
Bord
Pleanála

Inspector's Report ABP-306548-20

Development	14 houses and 5 apartments
Location	Compass Hill, Dromderrig, Kinsale, County Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	19/5275
Applicant(s)	Compass Coastal Developments Ltd.
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	James Deasy Monica & John Barrett
Date of Site Inspection	24 th March 2020
Inspector	Kevin Moore

1.0 Site Location and Description

1.1. The 2.564 hectare site is located on the west side of Compass Hill at the southern end of the town of Kinsale in County Cork. It is a steeply sloping, wedge-shaped plot, with a narrow plateau on its eastern half and which falls steeply on its west side. It is an elevated site that has panoramic views westwards and north-westwards in the direction of the Bandon River. The land is enclosed by hedgerows to the east, south and west and is open to the north where three newly constructed houses are nearing completion. There is sporadic detached housing along this section of Compass Hill. Expansive new residential development is located to the west and north-west of Compass Hill. There is a narrow lane adjoining the western boundary of the site that separates it from established detached housing. Compass Hill is a popular walking route.

2.0 Proposed Development

- 2.1. The proposed development originally comprised the construction of 14 houses and 5 apartments, consisting of 6 no. detached two-storey houses, 8 no. semi-detached three-storey split level houses, and a three-storey split level apartment block containing 4 no. two bedroom apartments and 1 no. three bedroom apartment. The houses each had ground floor terraces as well as lower ground floor patios and rear gardens. Each apartment had a private terrace. The scheme was revised when further information was received to six detached and ten semi-detached houses.
- 2.2. Details submitted with the application included a Design Statement, and Engineering Report, a Lighting Report, photomontages and a letter from Irish Water.

3.0 Planning Authority Decision

3.1. Decision

On 15th January 2020, Cork County Council decided to grant permission for the proposed development subject to 29 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planner noted development plan provisions, reports received and objections made. A request for further information was recommended relating to the setting back of the apartment block, landscaping, phasing, and Part V proposals, as well as the details requested in other reports.

The Senior Executive Planner concurred with the Planner's recommendation to seek further information and set out the detailed request.

3.2.2. Other Technical Reports

The Public Lighting Section had no objection to the proposal subject to a schedule of conditions.

The Area Engineer requested further information relating to cross sections, entrance details, a road safety audit, parking, an AutoTrack analysis, road gullies, maintenance of the attenuation tank, flow restriction, construction management, and footpath provision.

The Environment Section requested the submission of a construction environmental management plan.

The Archaeologist requested the submission of an Archaeological Impact Assessment.

The Estates Section requested further information relating to management of the development, geotechnical investigations, sightlines, footpaths, gradients, road widths, car and bicycle parking, an AutoTrack analysis, hard surface finishes, storm drainage, road gullies, unusable open space, and boundary treatment.

3.3. Prescribed Bodies

Irish Water noted that the public main in this area has inadequate pressure to provide the minimum pressure at the property entrance and requested the applicant to liaise with the agency. Noting the layout of the proposed sewer network, it requested details of wayleaves, of additional dwellings proposed to be connected,

access and maintenance of the sewer within greenfield space to the rear of properties, and confirmation of construction standards to date.

3.4. **Third Party Observations**

Third party submissions objecting to the proposal were received from Marian Boyd, Ray and Jill Leslie, Karen and Jordaan Kemp, Julien and Elsie Fiasson, Christopher and Marina Kay, Agnes McKenna, Tim and Audrey Deasy, Jim Deasy, Victoria Murphy, Paul and Anna Sliney, Louise Sliney, Liam Donohoe, and Monica and John Barrett. Issues raised included impact on the character of the area, impact on residential amenity, traffic impacts, density, the type of residential units proposed, the visual impact, inadequacy of landscaping, unusable open space, deficient servicing, ground stability, erosion, flooding, impact on a scenic walking route, construction impacts, and inadequate public notice.

On 11th July 2019, the planning authority issued a further information request in accordance with the Senior Executive Planner's recommendation. A response to this request was received from the applicant on 17th September 2019. This included the omission of the proposed apartment block and the alteration of the scheme to 6 detached and 10 semi-detached houses.

Following the receipt of this further information the following reports were received:

The Environment Section had no objection to the grant of permission subject to a schedule of conditions.

The Estates Section requested further clarity on what is proposed to be taken in charge, landscaping, access to sewers, and boundary treatment.

The Archaeologist had no objection to the proposal and requested that archaeological monitoring be carried out in accordance with the submitted archaeological report.

The Area Engineer had no objection to permission being granted subject to a schedule of conditions.

Irish Water had no objection to the proposal.

The Planner considered the majority of the further information request had been satisfactorily addressed. Clarification was considered necessary on matters relating to Part V and the issues raised by the Estates Section.

Clarification was sought from the applicant on 11th October 2019 and a response was received on 15th November 2019.

Following publication of new notices further third party submissions were made by Louise Sliney, Paul and Anna Sliney, Jim Deasy, Mary Egan, and Seamus and Aisling Collins. These submissions reiterated the concerns initially raised and stressed the failure of the proposal to address residents' concerns.

The reports to the planning authority following the clarification were as follows:

The Environment Section had no objection to the proposal subject to a schedule of conditions.

The Estates Section noted the clarifications and had no objection to the grant of permission subject to a schedule of conditions.

The Area Engineer referenced his previous report.

The Planner acknowledged local resident concerns but noted that the Council had zoned the very steep ground for residential use, submitting that the creation of the residential environment had to be engineering-led. It was considered that there is not an alternative way of achieving a less severe scheme that would comply with the requirements of the zoning objective. It was stated that the development is an improvement on an earlier permitted scheme. It was noted that Irish Water had supplied a report stating the foul sewer arrangement had been agreed. It was acknowledged that no agreement had been reached on Part V. It was concluded that the scheme was satisfactory and a schedule of conditions was provided.

The Senior Executive Planner considered the proposal achieved the requirements of the zoning objective, met density targets, and the housing mix was satisfactory. A grant of permission was recommended subject to a schedule of conditions.

4.0 Planning History

P.A. Ref. 08/6846

Permission was granted for a scheme of 12 detached, split level houses. The layout of that scheme is provided in the Planner's report. It shows 9 houses on that part of the site for the current proposed housing. The general layout appears similar to that currently proposed. It is noted that the proposed three houses in the permitted scheme to the north of the open space are nearing completion at this time.

P.A. Ref. 14/04460

Permission was granted for an extension of time for the development permitted above.

5.0 Policy Context

5.1. Bandon-Kinsale Municipal District Local Area Plan

Kinsale Environs

The site has two zoning provisions. The northern part of the site is zoned 'Open Space, Sports, Recreation and Amenity'. This is the area in the current planning application where it is proposed to develop passive open space. The southern part of the site proposed for housing is zoned 'Residential'. There are separate Specific Development Objectives for these zoned areas. Objective KS-O-03, relating to the open space zoning of 19.1 hectares of which the northern section of the site forms a part, has a general presumption against new development as the elevated lands are seen to make a significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale. Objective KS-R-06, relating to a 1.6 hectare plot, seeks Medium B Residential Development, with proposals required to include a comprehensive landscaping scheme.

Note: Figure HOU 4-1 'Housing Density on Zoned Land' of the Cork County Development Plan details 'Medium B Residential Development as having a minimum net density of 12 dwellings per hectare and a maximum of 25. Densities less than 12 dwellings per hectare and densities between 25 and 35

dwellings per hectare can be considered where an exceptional market requirement has been identified.

5.2. **Appropriate Assessment**

The proposed site is not located within or in the vicinity of any Natura 2000 site. The proposed development would be served by a mains water and public foul sewer and would be sited within the urban settlement of Kinsale. 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 any designated European Site and a Stage 2 Appropriate Assessment and submission of a NIS is not therefore required.

6.0 **The Appeal**

6.1. **Grounds of Appeal by James Deasy**

The grounds of the appeal may be synthesised as follows:

- The site is very prominent and steeply sloping. This leads to difficulties in relation to levels and slopes, causes excessive excavation and/or excessive retaining structures, and causes severe visual intrusion that affect views of and from the site.
- The foul and surface water sewers would run in the steeply sloping common area just below a retaining wall. There would be very serious difficulties with the construction and maintenance of these engineering works.
- There are serious stability and maintenance issues with the proposed lower service road, particularly with regard to the type of retaining wall required. The “Small Modular Block” construction would not work having regard to its basic unsuitability, the lack of provision for anchorage of guarding required on top of it, and the problems with the general design concept. The proposal will also bring with it significant visual impacts.

- There are concerns with the gradients proposed, notably at the entrance to the site.
- There are traffic concerns, having regard to the road being a popular walking route, its restricted width and poor alignment.
- The site is extremely prominent in an area of significant scenic amenity. The proposal would be highly prominent.
- Reports of the planning authority are referenced, with emphasis placed on the impact of the retaining walls and reluctance of the Council to take them in charge, inadequacy of details on same, the restrictions arising from zoning provisions, and the exceptional nature of requiring a management company for the development.

It is concluded that the proposed development should be drastically scaled back or refused.

6.2. Grounds of Appeal by Monica and John Barrett

The grounds of the appeal may be synthesised as follows:

- The proposal constitutes an over-intensification of the site and is inappropriate on such a prominent landscape.
- The public road is inadequate in width and there is no footpath. There are concerns about the impact on the appellants' property.
- The scenic walk at this location will be greatly impacted.
- The road is inadequate to accommodate the proposed increased volume of traffic.

6.3. Applicant Response

The applicant's response to the appeals may be synthesised as followed:

Response to Monica and John Barrett

- The site is zoned Medium B Residential Development and a permission was granted for 12 houses on this site previously. Three of these houses have been built. The scale of development is appropriate given the sloping nature of the site. The landscaped development will complete the overall built landscape of Compass Hill.
- The proposal will have very little impact on existing traffic levels. Compass Hill will remain a slow moving road suitable for walkers and traffic alike.
- The road adjacent to the site is not widened to ensure that traffic is not encouraged to speed up.
- With the slight increase in vehicular traffic, it is refuted that the scenic walk will be seriously affected.

Response to John Deasy

- The appellant's house is remote from the development and it would not be possible for him to see the development from his property. In any event, the development will be fully landscaped.
- The appellant's submitted drawings are incorrect. Attached Drawing No. 219031-P06 shows details of the proposed construction of the lower service road and there are no additional retaining walls proposed. Carrying out maintenance will not be difficult in this case. A low level safety barrier will be provided where required and will not be visually intrusive.
- A retaining wall is not required to support the service road.
- There is only a short section of 33m where the road gradient is above the recommended gradient. It is not excessive, does not pose a hazard and will create no difficulty for delivery or refuse trucks.
- A footpath will be provided along the full extent of the development, making the area of the Compass Hill walk safer than at present.

Further details are provided on the proposed reinforced soil SMB structure and it is submitted that it is still a valid form of construction for the proposed development.

6.4. Planning Authority Response

I have no record of any response to the appeals from the planning authority.

6.5. Further Responses

In response to the applicant's response to the appeals, the appellant John Deasy refers again to the steep nature of the site and to the unsuitability of it for the development proposed, to the development concerns of the service road and foul sewer, to clarity on drawing details, traffic and visual impacts, and density.

7.0 Assessment

7.1. Introduction

I consider the planning issues requiring consideration in this assessment are the development in the context of Development Plan provisions, the developability of the proposed development, traffic impact, the visual impact, and impact on residential amenity.

7.2. The Development in the Context of Development Plan Provisions

The Bandon-Kinsale Municipal District Local Area Plan 2017 contains local area plan provisions for Kinsale Environs, including the area within which the site is located. I note that there are two separate zoning provisions relating to the site for the proposed development. The proposed development has been laid out in order to have due regard to these zoning provisions. The northern section of the site is laid out as passive open space. This area, along with a large plot of land on the opposite side of Compass Hill, is zoned 'Open Space, Sports, Recreation and Amenity'. There is a Special Development Objective for this land (KS-O-03) in which there is a general presumption against new development because the elevated lands are seen

to make a significant contribution to the setting of the town and because it is part of a larger area of high archaeological potential associated with the Battle of Kinsale. The development of this area as open space would be in keeping with this objective. The southern section of the site is zoned 'Residential'. There is also a Special Development Objective relating to this 1.6 hectare plot which seeks the development of Medium B Residential Development, with a requirement that proposals include a comprehensive landscaping scheme. The proposed development of this section of the site, comprising houses, is in keeping with the zoning objective. It is noted that the proposed housing development includes a proposed landscaping scheme. 'Medium B Residential Housing' is referenced in the Cork County Development Plan as having a minimum net density of 12 dwellings per hectare and a maximum of 25. This provision also allows densities less than 12 dwellings per hectare and densities between 25 and 35 dwellings per hectare where an exceptional market requirement has been identified. The proposed development of 14 houses could reasonably be seen to be very much at the lower end of, or below, the density provision applicable to this site.

I acknowledge that the proposed development constitutes low density development within a serviced urban area, an area that one would anticipate, under normal circumstances, would be pursuing significantly higher densities. However, I must impress upon the Board the very significant constraints that apply to this site in the form of the steeply sloping nature of the land on its western side. The potential to develop housing for much of this site is extremely limited and it is particularly challenging in this western section. This issue will be discussed in more detail in the following part of this assessment. Suffice to indicate at this stage that it is understood that there are clear constraints to the developability of this site which significantly impose on the ability to provide higher density residential development at this location.

7.3. The Developability of the Proposed Development

The proposed site forms part of a steeply sloping section of the west side of Compass Hill. The contours in the submitted drawings with this application clearly demonstrate the steep decline from the eastern side of the site to the laneway flanking the western boundary of the site. It is intended to develop six detached

houses in a linear pattern fronting onto Compass Hill and to develop ten semi-detached houses behind this line of houses. A service road to serve the semi-detached houses would be developed between the detached units close to the road frontage and the semi-detached units behind.

I note that the area for the detached houses, which forms the eastern section of the site, while sloping away from the public road, presents somewhat as a plateau and the developability of dwelling houses in this part of the site is not in question. A linear pattern of houses along the road frontage would be consistent with the established pattern of residential development along Compass Hill.

With regard to the proposed development of the semi-detached houses, the provision of a service road between these houses and the proposed detached houses, the development and maintenance of underground services, and the provision of a wayleave for Irish Water access, there is significant concern. This is due to the siting, scale and form of the proposed residential units, the very steeply sloping nature of this section of the site, the requirement for very significant fill proposals, the necessity for a very comprehensive system of high retaining walls, the likely depths in which underground services would be placed, and concern relating to the ability to maintain access to these services. It is my submission that this part of the development brings with it also very serious concerns relating to potential ground movement and settlement and, thus, the structural integrity and sustainability of this part of the development into the future is called into question. It is apparent from the information contained in the planning application, the further information and clarification that there is very limited understanding of the ground conditions of this site. Where testing has taken place it is understood to have come from trial pit examination. There are no comprehensive details from borehole investigations and it is evident that no clear understanding of the hydrogeological regime on this site was gauged. I note also that there are very limited details provided on the retaining features of the proposal, on foundations, the extent of excavation proposed, the scale of fill proposed, etc. One could not reasonably be satisfied that the submitted sections provide sufficient details to demonstrate the sustainability of a development of this scale on this steeply sloping site, a site requiring very substantial engineering proposals to seek to achieve a development that could be sustained into the future.

I note the applicant's 'Proposed Taking in Charge Plan' submitted by way of further information in response to the concerns of the Estates Section of the planning authority and the exclusion of the retaining walls as part of the development intended to be taken in charge by the planning authority. I also acknowledge the concerns of the appellant James Deasy with regard to foul sewer and attenuation provisions. In my opinion, they represent some of the issues of concern relating to the development and maintenance of services and structures. However, it is my submission that there are several concerns (as highlighted above) that pose very significant challenges for the development of this part of the scheme and for the sustainability of the semi-detached houses into the future at this location. I note that this whole plot has been zoned 'Residential' in the Local Area Plan. However, it is my submission that the western section of this site should reasonably be retained as a buffer between roadside housing and the laneway and new housing further west due to the constraints on the developability of this section of the site.

Overall, it is my submission that the in-depth nature of housing on this plot is not sustainable. I further submit that development fronting onto Compass Hill could be accommodated. In this regard, the proposed scheme would require very substantial changes in layout and design. It is not a case of seeking to proceed with the detached houses as proposed, in my view. For example, I acknowledge that shallow front gardens are proposed and tight access arrangements are designed for vehicles entering and exiting each of the detached houses. A better layout could achieve better serviceability for housing units along this frontage. In addition, I note the highly prominent nature of this site and it would be desirable to reduce the building height of housing at this location. Furthermore, it could be determined that a different form of housing could achieve an increased density potentially, an improved layout, better housing mix, etc. over that which is currently proposed on the east side of this site.

7.4. Traffic Impact

Compass Hill is a local road that is restricted in width, has no public footpath (with the exception of a short section to the front of the three new houses to the north) and has no roadside public lighting at this section of roadway. It is a road that is popular

for walkers and it serves as access to detached housing and to farmlands. The development of high density, in-depth housing, where there is no provisions and very limited opportunity to develop pedestrian infrastructure to link back to the town, could be seen to be undesirable at this time. Substantially increased vehicular traffic would likely introduce a degree of conflict with the road's use by walkers and others around Compass Hill. However, it is acknowledged that this land is zoned for residential uses and there would be an expectation that housing would be facilitated over the lifetime of the Local Area Plan. In my opinion, the scale and form of development recommended earlier, i.e. some linear housing along the road frontage of reduced building height, could be facilitated without significantly impacting on road users. Either a communal single access point onto the road or individual accesses could reasonably be accommodated on this stretch of road, with appropriate setback of frontages, the achievement of adequate sightlines, linkage to the footpath in front of the new houses to the north via the development of a footpath across the frontage of the open space, provision of street lighting, etc. The development of housing in this manner would not reasonably warrant a refusal of planning permission on traffic safety grounds.

7.5. The Visual Impact

The site of the proposed development is located on the south side of the town of Kinsale and to the east of a substantial suburban area. It comprises part of the west side of Compass Hill. As can be gauged from the panoramic views attainable from this site towards the Bandon River, it is evident that the site is highly prominent in views from the west and north-west and from within the residential estates below Compass Hill. In acknowledging the site's prominence, one also acknowledges the context of the development, i.e. within an urban settling, residential development in the vicinity, and the zoning provisions for this site which seeks to facilitate housing.

With regard to the zoning provisions at this location, it is difficult to understand why a substantial area of land on the opposite side of the road that is Compass Hill, together with the northern section of the appeal site, is zoned 'Open Space' in recognition of the significant contribution this land makes to the setting of the town and because of its high archaeological potential associated with the Battle of

Kinsale, while the remainder of the plot forming the appeal site is zoned 'Residential'. This part of the site also evidently forms a key component of the overall lands at this location that could also reasonably be seen to make a contribution to the setting of the town and would also, it is anticipated, have a high archaeological potential associated with the Battle of Kinsale. The impact on views towards this location and Compass Hill, by the development of housing on this site, would be significant. The approach south-eastwards along Regional Road R606 allows a substantive view of Compass Hill. The available views demonstrate why this section of the hill has been zoned 'Open Space' for its contribution it makes to the town's setting on this approach. It presents a prominent rural edge to the south of the town as it meets the Bandon River. It is important to note that modern housing has significantly encroached on the natural characteristics of the hill. It is very clear that further housing would substantially encroach even more on the natural qualities of the hill when viewed from the west and north-west, clearly eroding the contribution this land makes to the setting of the town. I submit that the proposed housing would intrude on the visibility and prominence of the land zoned 'Open Space' when viewed from the west and north-west. It would evidently mask the top of Compass Hill. Differentiating between the land zoned 'Residential' and that zoned 'Open Space' appears to make no sense, certainly from the perspective of seeking to protect the contribution being made to the setting of the town and this location's link with the Battle of Kinsale. The Board will note that the Bandon-Kinsale Municipal District Local Area Plan, dating from 2017, brought in the zoning provisions and Specific Development Objectives relating to the site and adjoining lands and is a new Plan since the previous permission for housing was granted on this site for the 2008 planning application.

Further to the impact on the setting of the town and the role of Compass Hill, I note that the Kinsale Environs Plan has a further Specific Development Objective, KS-U-03, which seeks to develop a pedestrian walkway through residential neighbourhoods connecting to the town on the north and the foreshore on the south. Part of this walkway is intended to be developed along the laneway to the west of the appeal site. One would anticipate that the quality of such a proposed walkway along the base of Compass Hill, as a new amenity for residents and visitors alike, would be

enhanced by the retention of the quality and rural character of the natural hill itself, which would be countered by the suburban development to the west of the walkway.

I note that existing housing on Compass Hill has distinct characteristics when viewed from the west and north-west. This housing presents itself as linear and many of the individual houses are screened somewhat by established vegetation and have the backdrop of the hill to alleviate their prominence. It is my submission to the Board that the applicant's presentation of the original scheme demonstrates that the proposed housing development would introduce a highly prominent grouping of houses, visible both in distant and local views towards the site. The houses at the eastern side would present as skyline development. I suggest that the revised scheme submitted by way of further information and permitted by the planning authority would not significantly alter this visual impact. Furthermore, I submit that on the approaches eastwards within the nearby residential estates at Commoge, such as Winter's Hill, Eltins Wood, The Court, etc., the proposed development would be highly prominent, appearing to overhang residential development and some of the estates' main public open spaces below Compass Hill and, in effect, would be visually intrusive at a local level. Clearly fewer houses sited at the eastern side of the site and designed with less bulk, reduced height and softened by extensive planting would significantly address the adverse visual impact that would arise.

Overall, I acknowledge the urban context of this development and the residential zoned land forming part of the appeal site. However, I also accept that there is a particular and distinct plot of land forming this hilltop that has been zoned 'Open Space' for particular reasons relating to the significance of the land for the town's setting and because of its archaeological significance. Its function for the town's setting and historical significance cannot readily be dismissed in the context of how the town should develop into the future. The proposed grouped housing development, in my opinion, must reasonably be viewed as having a significant impact on the role and context of the lands zoned for 'Open Space', with its associated Specific Development Objective. I cannot conclude that this zoning objective is being supported by the form, scale, and layout of residential development being proposed on this site. This negative impact on the lands that have been zoned for their relevance to the town's setting is exacerbated by the

highly prominent and negative visual impact such development would have at a local level within the residential estates below and to the west of Compass Hill. I must reasonably conclude that the proposed residential scheme would constitute a visually obtrusive development.

7.6. Impact on Residential Amenity

The proposed development would be sited at significant distance from neighbouring established residential properties. As a result, there would be no adverse impacts by way of overlooking or overshadowing. The development has also been laid out to ensure there would be no interference with privacy within the proposed scheme.

8.0 **Recommendation**

8.1. I recommend that permission is refused for the following reasons and considerations.

9.0 **Reasons and Considerations**

1. Having regard to the siting, scale, form and layout of the proposed residential scheme, the steeply sloping nature of the site, the extent of significant fill and site excavation works to accommodate the proposed development, the necessity for a comprehensive system of extensive high retaining walls, the likely depths to which underground services would be placed, the requirement to maintain access to these services, and the limited site investigations undertaken relating to ground conditions, hydrogeology, foundation design, etc., the Board is not satisfied that the structural integrity of the proposed development can be sustained on this site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located on Compass Hill on the south side of the town of Kinsale on a prominent site when viewed from the approach

to the town from Regional Road R606. Compass Hill comprises a prominent natural feature that forms a distinct rural edge to the south of the town where it meets the Bandon River. A section of the site forms part of a substantial land area zoned open space in the Bandon-Kinsale Municipal District Local Area Plan 2017, with a Specific Development Objective (Objective KS-O-03) whereby there is a general presumption against new development as the elevated lands are seen to make a significant contribution to the setting of the town and is part of a larger area of high archaeological potential associated with the Battle of Kinsale. Furthermore, the site lies immediately east of extensive residential estates on lowlying lands at Commoge.

It is considered that the proposed housing scheme, immediately abutting the designated open space, would constitute a highly prominent development that would be visually obtrusive when viewed on the approaches to the town from the north-west along the R606, it would constitute skyline development that would adversely affect the significant contribution Compass Hill makes to the setting of the town, and it would have a highly intrusive visual impact on residential estates to the west due to its proximity, elevated and overbearing impact. The proposed development would, therefore, conflict with the Specific Development Objective for open space on Compass Hill, would seriously injure the visual amenities of the area and would, thus, be contrary to the proper planning and sustainable development of the area.

Kevin Moore
Senior Planning Inspector

24th April 2020