



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05018

APPEAL by Michael and Marion O’Sullivan care of Gerald McCarthy of 72 Main Street, Macroom, County Cork against the decision made on the 16th day of January, 2020 by Cork County Council to refuse permission.

Proposed Development: Demolition of existing dwellinghouse and construction of two number detached dwellinghouses with individual on-site proprietary treatment units and polishing filters, new entrance, boundary walls together with all other ancillary site works, at Carrigadrohid Townland, Carrigadrohid, County Cork.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any

submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the steeply sloping nature of the terrain and the restricted area of the site, it is considered that the proposals for foul drainage, including a soil polishing filter, would be prejudicial to public health due to the risk of effluent seeping onto the adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in an excessive concentration of development served by wastewater treatment systems in an area which is considered to be a sensitive water environment within 300 metres of the River Lee. The Board is not satisfied that the effluent from the proposed development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a sand polishing filter, nor that the proposed development would not result in an excessive concentration of development served by wastewater treatment systems in an area which is considered to be a sensitive water environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.