



An
Bord
Pleanála

Board Direction
BD-002228-19
ABP-302185-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2019.

The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within the settlement boundary of Lissardagh, a designated village nucleus in the Blarney Macroom Municipal Local Area Plan 2017. It is the strategic aim of the Cork County Development Plan 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available, generally through low density individual housing. It is considered that the proposed development, by reference to the existing deficiency in the provision of public piped water and sewerage facilities serving the area, would conflict with the strategic aim of the County Development Plan and would be premature by reference to the period within which the constraint involved may reasonably be expected to cease.
2. It is considered that the proposed development, by reason of a poor quality linear layout, scale, design and distinct separation of the proposed houses from the village core, would be out of character with the village of Lissardagh, would conflict with the strategic aim of the County Development Plan and would, thereby, be contrary to the proper planning and sustainable

development of the area.

3. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems and wells in the area and having regard to the elevation of the subject site, in the context of adjoining properties, would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 28/01/2019

Terry Ó Niadh