



An
Bord
Pleanála

Board Direction
BD-002094-19
ABP-302503-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

The Board decided to refuse 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 Garrettstown/Garrylucas, a designated village nucleus in the Bandon Kinsale Municipal Local Area Plan 2017. It is the strategic aim of the Cork County Development Plan 2014-2020 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 sewerage facilities serving the area, would conflict with the strategic aim of the Cork County Development Plan and would be premature by reference to the period within which the constraint involved may reasonably be expected to cease. Therefore, the proposed development would not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the siting of the proposed development adjoining the Garrylucas Marsh proposed Natural Heritage Area, the close proximity of the site to Garrylucas beach which has 'Blue Flag' status and, taken in conjunction

with existing development in the vicinity, it is considered that the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

Board Member

Date: 11/01/2019

Dave Walsh