



An
Bord
Pleanála

Board Direction
BD-003333-19
ABP-303335-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th. June, 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) As set out in Section 4.4.22 Waste Water Infrastructure of the Cobh Municipal District Local Area Plan 2017 (as amended) the municipal waste water treatment facility for Glenville is currently at capacity and in need of upgrade. In the absence of such capital investment, the proposed development involves treating the foul effluent for the dwellings in a multi-unit developer-provided waste water treatment facility. Future management and maintenance of such facilities generate concerns in the absence of the water authority's preparedness to take the facility in charge. The proposed development is therefore premature pending the upgrade of the municipal waste water treatment facility for Glenville.

Appropriate Assessment

The Local Area Plan Objective DB-02 states that *Glenville village is situated adjacent to the Blackwater River Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.*

Having regard to the nature and scale of the proposed development comprising 9 houses and its distance to the nearest European site, the Blackwater River (Cork / Waterford) SAC (Site Code 02170) which is located c 160m to the east of the appeal site; the Board considered and agreed with the Inspector's view and that of the Cork County Heritage Unit that given the proximity of the site to the SAC and the partial overlap of the site with a flood risk area that there may be a possible risk of impact to the SAC.

Accordingly, it cannot be concluded that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site. It is recommended, therefore, that any future application at this location be accompanied by a Screening Report.

Board Member

Date: 18/06/2019

Terry Ó Niadh

Note: The Board noted and shared the Inspector's concern in relation to the density of the proposed development, but in view of the overriding constraint in relation to wastewater treatment decided not to pursue the matter.

The Board also noted and shared the Inspector's view that an assessment of flood management issues associated with the site close to proposed house number 1 would be required if further consideration was being given to any future planning application at this location.