



An
Bord
Pleanála

Board Direction
BD-002793-19
ABP-303386-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2019.

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

Reasons and Considerations

1. Having regard to the location of the site of the proposed development within a Rural Area Under Strong Urban Pressure, and in the absence of sufficient evidence of a genuine and justifiable need for housing in an area designated as being under urban pressure, in compliance with the relevant rural housing policy and criteria set out in the Cork County Development Plan 2014, National Policy Objective 19 of the National Planning Framework (2018) and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

2. The Board is not satisfied that, when taken in conjunction with the high concentration of waste water treatment units in the area, the development would not contribute to unacceptable increase of nitrate levels in the receiving groundwater and result in an excessive concentration of development served by waste water treatment units in the area. Accordingly, it has not been demonstrated that the effluent which would be generated as a result of the development can be adequately treated and safely disposed of on-site without risk to groundwater quality. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note: The Board concurred with the analysis of the Inspector regarding traffic hazard and the desirability of retaining roadside walls and hedgerows. However, and as noted by the Inspector, this would constitute a new issue in the context of the appeal and, having regard to the substantive reasons for refusal above, the Board decided not to pursue this matter further with the parties.

Board Member

Date: 10/04/2019

John Connolly