



An
Bord
Pleanála

Board Direction
BD-005440-20
ABP-306104-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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

Reasons and Considerations

1. Having regard to the planning history of the site, the pattern of development in the vicinity, to the size and design of the dwelling and to the relevant provisions of the Cork County Development Plan 2014 and the West Cork Municipal District Local Area Plan 2017, it is considered that the development for which retention permission is sought, would seriously injure the residential amenities of adjoining property, arising from undue proximity and would detract from the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and extent of the dwelling for which retention permission is sought, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health

Board Member

Date: 19/03/2020

Chris McGarry