



An
Bord
Pleanála

Board Direction
BD-005879-20
ABP-306768-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2020.

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 rural location of the site at a remove from any settlement, without connectivity to community facilities and services and which would be heavily car dependent, it is considered that the proposed development would contravene materially the Cork County Development Plan provisions for residential care accommodation as set out in section 5.7.14, would constitute inappropriate development in a rural area lacking certain public services and community facilities and would militate against the preservation of the rural environment and lead to demands for the uneconomic provision of further services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the local road network characterised by narrow roads and the restricted sight lines available at the junction to the west of the site, the Board is not satisfied on the basis of the submissions made in connection with the planning application that the vehicular movements that would be generated by the proposed nursing home can be accommodated. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

3. Having regard to the effluent treatment plant proposed to serve the proposed nursing home and the area required for the polishing filter 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 disposed of on site. The proposed development would, therefore, be prejudicial to public health.

Board Member

Date: 04/06/2020

Maria FitzGerald