

An
Bord
Pleanála

Board Direction
BD-014447-23
ABP-313699-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

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

Reasons and Considerations

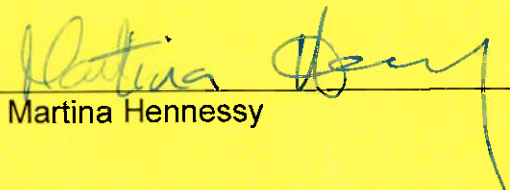
1. The proposed vehicular access to the site adjoins a busy public road that is poorly aligned, at a point where sightlines are restricted in both directions. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard as the cross-traffic movements likely to be generated by the proposed development, the restricted turning radii at the junction of the L-1413 and the R512 which precludes the safe turning of loaded wide and long vehicles and the inadequate sight lines, would interfere with the safety and free flow of traffic on the road.
2. Having regard to the location of the site within a High Value Landscape, on the approach to the historic village of Glanworth, as designated in the current Cork County Development Plan 2022-2028, together with the lack of any clear proposal for the development of the land to the south of the site, the Board considers that the infilling of the entire site with clean granular fill, would represent a significant visual impact on the character of the landscape. Notwithstanding the landscaping proposals submitted with the application and

further details submitted to the Board, the development would, if permitted, be contrary to the provisions of CDP Objective GI 14-9: Landscape, which seeks to protect the visual and scenic amenities of County Corks built and natural environment and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board shared the Inspector's concerns on a number of matters including: a) procedural matters relating to the readvertising of the proposed development; b) the principle of facilitating use of a private wastewater treatment system to service the proposed development, given the location of the site in the context of the village and the inappropriate proposed siting of the system and percolation area and c) insufficient information provided with the application relating to surface water drainage, where the location of the proposed soak pits is unclear. The Board considered that it would not be appropriate to address these matters by way of condition and considered these new issues in the context of the appeal. While ordinarily they would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 03/11/2023