

An
Bord
Pleanála

Board Direction
BD-015435-24
ABP-315555-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2024.

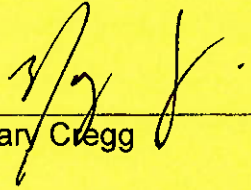
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the site proposed for development is located on a minor road which is seriously substandard in terms of width and is not connected to the village of Saleen by a footpath. The traffic generated by the proposed development would, therefore, endanger public safety by reason of a traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to proper planning and sustainable development.
2. The Board is not satisfied, on the basis of the information on file, that the proposed on-site wastewater treatment systems would, due to their concentration within a small area where groundwater vulnerability is classed as being high, provide for an adequate standard of wastewater treatment. The proposed development would, therefore, be premature pending the availability of a public sewer and wastewater treatment plant to serve existing development and to facilitate the orderly expansion of the village of Saleen and would be contrary to Objective WM 11-9 of the Cork County Development Plan 2022, which states that new developments will be unable to proceed until adequate wastewater infrastructure is provided. The proposed development

would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Cregg

Date: 14/02/2024