

An
Bord
Pleanála

Board Direction
BD-016059-24
ABP-316173-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2024.

The Board decided to refuse permission for the following reasons and considerations.

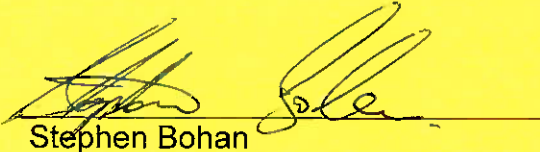
Reasons and Consideration

Having regard to the history of the site and to the Cork County Development Plan 2022-2028, in particular to Policy Objective WM 11-9 (a) relating to Wastewater Disposal which *“Require that development in all settlements connect to public wastewater treatment facilities. In settlements where no public wastewater system is either available or proposed, new developments will be unable to proceed until adequate wastewater infrastructure is provided.”*, to Table 11.3 of the Plan which indicates that there is a strategic infrastructure deficit in Kinsale’s wastewater whereby *“Planned development may require further infrastructure investment not provided for on any existing programme and/or EPA license compliance issues.”*, the proposed development would contravene this policy objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to Policy Objective WM 11-9 (a) and Table 11.3 of the Cork County Development Plan 2022-2028 and noted the planning history of the proposed development site, where outline permission was previously refused for a dwelling on the basis of a lack of services. The Board acknowledged the observations made by

the PA Planner in his report favouring connection to the public sewer, and the consideration by the Inspector that a refusal of permission on the basis of non-compliance with Policy Objective WM 11-9 (a) of the Plan may be warranted. Therefore, on this basis, and notwithstanding that the proposed development is on an infill site in an established residential area in the Ring Town of Kinsale that is designated for further growth in the Core Strategy of the Plan, the Board considered that the proposed development would contravene Policy Objective WM 11-9 (a) and a refusal was warranted.

Board Member



Stephen Bohan

Date: 11/04/2024