

An
Bord
Pleanála

Board Direction
BD-015547-24
ABP-317482-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

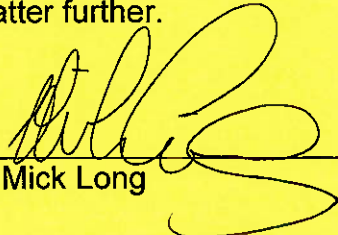
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development is located on a site in an area identified as a 'Tourism and Rural Diversification' area in the Cork County Development Plan 2022-2028. It is considered that the applicant has not demonstrated that they would meet the requirements for rural housing development of Objective RP5-5 in the County Development Plan which sets out certain categories of need for a dwelling at this location and is also contrary to Policy Objective 19 of the National Planning Framework. The proposed development would therefore be contrary to the proper planning and development of the area.

The Board noted the concerns of the Inspector in relation to the proposed wastewater system which proposes to pump effluent over 100m to a treatment area outside of the red line proposed development area. The Board was not satisfied that the proposed development would not present an unacceptable risk to the environment and be prejudicial to public health but given the substance of the above reason for refusal did not consider this matter further.

Board Member


Mick Long

Date: 26/02/2024