

An
Bord
Pleanála

Board Direction
BD-016779-24
ABP-318226-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

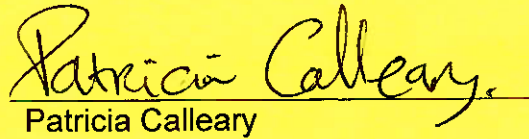
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the scale, height and two storey design of the detached garage, to the siting of the development at the front of the site with its own access off the public road, to the sloped topography of the site and to the level of groundworks proposed, it is considered that the development would represent an excessive level of development, would be non-subservient to the existing dwelling onsite, would seriously injure the visual amenities of the area, would be out of character with the pattern of development in the area and would be contrary to Objective HE 16-21(a) of the Cork County Development Plan 2022- 2028 that seeks to encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed siting of the garage with overhead storage and to the permitted siting of the treatment unit and percolation area, as permitted under the governing permission 05/6942, the Board is not satisfied that the proposal has adequate separation distance from the permitted wastewater

treatment unit and associated percolation area and accordingly, the proposed development would, therefore, be prejudicial to public health.

Board Member


Patricia Calleary

Date: 21/06/2024