

An
Bord
Pleanála

Board Direction
BD-018184-24
ABP-319032-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

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

Reasons and Considerations

Having regard to the Cork County Development Plan 2022-2028, and specifically Section 5.6.3 in relation to Environmental and Site Suitability Requirements for housing in rural areas and Section 5.6.7 and Objective RP 5-23 in relation to Servicing Single Houses (and ancillary development) in Rural Areas, and the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) 2021, and taken in conjunction with the existing development in the vicinity, it is considered that the proposed development, comprising further backland development in this unserviced rural area, would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Notes:

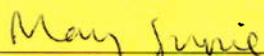
- (i) Based on the information submitted with the application the Board was not satisfied that sufficient evidence had been provided to adequately demonstrate that the proposed dwelling is for the applicant's first home for

permanent occupation so as to ensure compliance with one of the required categories of housing need within the meaning of Objective RP 5-4 of the Cork County Development Plan 2022-2028.

The Board also had concerns in relation to the overall quality of design of the proposed development and in particular the lack of details in relation to landscaping and the proposed use of a mobile home for storage and number of ancillary storage structures.

While ordinarily these matters would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member



Mary Gurrie

Date: 19/11/2024