



An
Bord
Pleanála

Board Direction
BD-018587-25
ABP-320014-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2025.

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 information submitted with the application together, with the requirements of Objectives 3.13, 11.9 and ZO 20.4 and Sections 3.53 and 3.54 of the Cork City Development Plan 2022-2028, it is considered that the applicant has not sufficiently demonstrated an exceptional housing need to reside in city hinterland in which the site is situated. The proposed development would contravene Objectives 3.13, 11.9 and ZO 20.4 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling design and siting on a prominent and elevation position with long distance views to the exposed site would result in a visually obtrusive feature in the landscape which would injure the visual amenities of the area and would contravene Objective 11.10 of the Cork City Development Plan 2022-2028 which requires new rural dwellings to assimilate appropriately into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Site Characterisation Form received with the application and dated the 12th day of April 2019 refers to the presence of two number wells encompassing or situated close to the site however the location of the wells is not specified. In the absence of a detailed analysis of the existing scenario against the Environmental Protection Agency 2021 Code of Practice for Domestic Wastewater Treatment Systems, the proposed development would represent a hazard and be prejudicial to public health and would contravene Objective 9.3 of the Cork City Development Plan 2022-2028.

Board Member


Declan Moore

Date: 07/01/2025