

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/00378

An Bord Pleanála Reference Number: PL 88.245487

APPEAL by Eamon and Máirín Lankford care of Gordon Warner of Inchydoney, Clonakilty, County Cork against the decision made on the 21st day of August, 2015 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of conversion of previously derelict outbuilding to dwelling (for use as holiday home) and retention of construction of two number new building on site for use as utility/storage unit and boiler house and retention of treatment unit to serve the dwelling and utility unit at Inchinattin, Reenascreena, Rosscarbery, County Cork.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the submissions made in connection with the planning application and the appeal and, in particular, in relation to the proposed disposal of the applicant's existing house and the apparent use of the house the subject of the application for permanent occupancy, it is considered that the retention of the house as a holiday home would contravene materially Objective RCI 7-3 of the current Cork County Development Plan. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the absence of any information on the suitability of ground conditions on the site for the treatment of foul effluent or the means for such treatment and the restricted site area, it is considered that the development proposed to be retained would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.