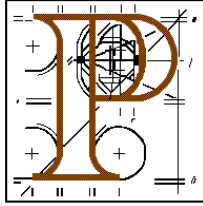


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/0423

An Bord Pleanála Reference Number: PL 04.246511

APPEAL by Peter and Mona Holden of Oldcourt West, Lisgoold, Midleton, County Cork against the decision made on the 5th day of April, 2016 by Cork County Council to grant subject to conditions a permission to Norma Barry care of Linehan Construction of 3 Grattan Street, Cork.

PROPOSED DEVELOPMENT: The erection of a single dwellinghouse, installation of a wastewater treatment unit and percolation area, private well, site entrance and all ancillary works at Oldcourt West, Midleton, 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. It is considered that the additional vehicular movements that would be generated as a result of the proposed development at the intersection of the private laneway onto the local road where a speed limit of 80 km/h applies, and where sight distances are restricted, would give rise to an increase in conflicting vehicular movements which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity and having regard to the soil conditions, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

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

Dated this day of 2016.