

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/05642

An Bord Pleanála Reference Number: PL 04.246515

APPEAL by Kieran O'Shea and Trevor O'Sullivan care of Hudson Associates Architects of The Verger's Cottage, Monkstown, County Cork against the decision made on the 7th day of April, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single storey dwellinghouse and detached garage with new vehicular entrance from public road, the installation of a new 'Euro-Bio' wastewater treatment system with raised soil polishing filter and percolation area and associated site works, all at Site 10, Ballinluska, Myrtleville, 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

Notwithstanding the location of the site within the development boundary of Crosshaven and Bays, as delineated in the current Carrigaline Electoral Area Local Area Plan, 2011, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal and having regard to the existing and permitted development in the vicinity, that the proposed development would not result in an excessive concentration of development served by septic tanks and proprietary wastewater treatment systems or that effluent from the proposed development can be satisfactorily treated and disposed of on-site, notwithstanding the proposed use of a proprietary wastewater treatment plant. The proposed development would, therefore, be prejudicial to public health and would be contrary to objectives DB-01 and DB-02, as set out in the current Development Plan, which requires that proposals for individual dwelling units be subject to satisfactory sewage disposal arrangements being made. The Board further considered that the proposal would be premature given the absence of an appropriate foul water treatment system for the area.

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

Dated this day of 2016.