

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Cork County**

**Planning Register Reference Number: 16/04356**

An Bord Pleanála Reference Number: PL 04.246541

**APPEAL** by Donal O' Gorman of Ard na Greine, Castlewhite, Waterfall, County Cork against the decision made on the 14<sup>th</sup> day of April, 2016 by Cork County Council to refuse an outline permission.

**PROPOSED DEVELOPMENT:** Outline permission for the construction of a house at Castlewhite, Rochfordstown, County Cork.

## **DECISION**

**REFUSE** outline 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. The proposed development would provide a second, separate dwelling on a site in an unserviced rural area. The proposed development would not be subsidiary to the main dwellinghouse in terms of scale and form and would not be readily capable of reintegration with the main dwellinghouse. The proposed dwelling would also share a drainage system designed to serve one house only. It is considered that the proposed development would represent haphazard and disorderly development, would be contrary to Policy Objective RCI 6-2 of the Cork County Development Plan, 2014, would not be in accordance with the "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.  $\leq 10$ )" - Environmental Protection Agency, 2009, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing dwellings in the vicinity, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities, would exacerbate an emerging pattern of suburbanisation that is eroding the rural character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**