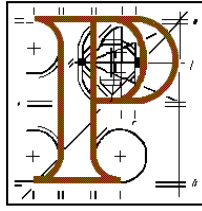


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 16/00310

An Bord Pleanála Reference Number: PL 88.247057

APPEAL by Noel and Elaine Spillane care of Concept Design of 16 North Main Street, Bandon, County Cork against the decision made on the 15th day of July, 2016 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, domestic garage, installation of new septic tank system and new access road along with all associated site works at Kilcrohane, Bantry, 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

It is an objective of the planning authority, as set out in the Bantry Electoral Area Local Area Plan 2011, (2nd Edition January 2015), to support sustainable water and wastewater infrastructure. It is considered that the proposed development, by reason of its proximity to an existing Wastewater Treatment Plant, would impede necessary future upgrades, process improvement works and expansion of the Plant. The proposed development would, therefore, materially contravene an objective indicated in the Local Area Plan, would be premature pending the design of the necessary upgrade works and would 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.