

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Cork County

Planning Register Reference Number: 16/05759

An Bord Pleanála Reference Number: PL 04.247744

APPEAL by Geraldine and Michael Collins of “Tara”, Rooves More, Coachford, County Cork against the decision made on the 24th day of November, 2016 by Cork County Council to grant subject to conditions a permission to Patrick Kennelly and Claire Finnegan care of Concept Design of 16 North Main Street, Bandon, County Cork.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, domestic garage, new effluent treatment system and all associated site works at Rooves More, Coachford, 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 location of the site within a Rural Area under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Cork County Development Plan, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would undermine the growth of nearby designated settlements and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located along a Scenic Route (S38) designated in the current Cork County Development Plan and within a high value landscape of national importance, where emphasis is placed on the protection of such landscapes. Having regard to the sloping topography of the site, the prominent positioning of the proposed development, the degree of cut and fill, together with the scale of the dwelling, it is considered that the proposed development would form an obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area and would fail to be adequately absorbed and integrated into the landscape. The proposed development would, therefore, militate against the preservation of the rural environment within this nationally important high value landscape and would be contrary to the proper planning and sustainable development of the area.

3. The site is adjacent to the Inniscarra reservoir. Therefore, there is a risk of pollution of the reservoir which is a major source of public water supply and the proposed location of the septic tank and percolation area does not meet the minimum separation distances from a lake/foreshore set by the Environmental Protection Agency's publication Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses. It is, therefore, considered that the proposed development would be prejudicial to public health.

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

Dated this day of 2017.