



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04280

APPEAL by Carmel O'Neill of Cedar Crest, Raheen, Carrigrohane, County Cork and by John Cronin of Raheen, Carrigrohane, County Cork against the decision made on the 26th day of March, 2018 by Cork County Council to grant subject to conditions a permission to Patrick O'Leary care of COMPLETE Project Management of 3 Beverly Court, Ovens, County Cork.

Proposed Development Construct a dwellinghouse, detached domestic garage, on-site sewerage treatment and all associated site works at Carrigrohane, Ballincollig, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with 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 pattern of existing residential development in the immediate vicinity of the site, to the siting of the proposed house to the rear of established residential properties, to the lack of any comprehensive plan for the orderly development of lands at this location, and to the lack of public sewerage facilities to serve the proposed dwelling, it is considered that the proposed development would constitute a piecemeal, disorderly, haphazard form of backland development in an unserviced area that would seriously injure the amenities and depreciate the value of adjoining residential properties and would create an undesirable precedent for development of a similar nature in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate on a poorly aligned public road, at a point where available sightlines are severely restricted.

3. Taken in conjunction with existing development in the vicinity, the Board is not satisfied that the proposed development would not result in an excessive density of development served by private effluent treatment systems in the area and would not, therefore, be prejudicial to public health.

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

Dated this day of 2018.