



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/06194

APPEAL by Donal and Siobhan O'Leary of Lissarda, County Cork and by Pat O'Leary of O'Leary's Lissarda, Lissarda, Macroom, County Cork, against the decision made on the 2nd day of July, 2018 by Cork County Council to grant subject to conditions an outline permission to Helen McSweeney and Brian Mahony care of Cook Architects of Carey House, 5 Albert Street, Cork in accordance with plans and particulars lodged with the said council.

Proposed Development for construction of five number detached dwellings with wastewater treatment units and percolation areas, upgrading of existing vehicular entrances and all associated site works at Lissardagh House, Lissardagh, County Cork.

Decision

REFUSE outline 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. The site of the proposed development is located within the settlement boundary of Lissardagh, a designated village nucleus in the Blarney Macroom Municipal Local Area Plan 2017. It is the strategic aim of the Cork County Development Plan 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and wastewater infrastructure is available, generally through low density individual housing. It is considered that the proposed development, by reference to the existing deficiency in the provision of public piped water and sewerage facilities serving the area, would conflict with the strategic aim of the Cork County Development Plan and would be premature by reference to the period within which the constraint involved may reasonably be expected to cease.

2. It is considered that the proposed development, by reason of a poor quality linear layout, scale, design and distinct separation of the proposed houses from the village core, would be out of character with the village of Lissardagh, would conflict with the strategic aim of the Cork County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems and wells in the area and having regard to the elevation of the subject site, in the context of adjoining properties, would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Terry ÓNiadh

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

Dated this day of 2019.