



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/07219

APPEAL by Kate MacNamara and Claire Adams care of Rockwood, Upper Cloghroe, County Cork against the decision made on the 13th day of August, 2018 by Cork County Council to grant subject to conditions permission to Seán O'Callaghan care of Barnes Murray de Bháill of The Old Forge, Innishannon, County Cork.

Proposed Development: The construction of two number two-storey detached dwellinghouses, two number site entrances, the installation of two number wastewater treatment units and associated sand polishing filters, the installation of two number new connections to public water mains and all ancillary works at Garrylucas, Garrettstown, Kinsale, 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. The site of the proposed development is located within the settlement boundary of Garrettstown/Garrylucas, a designated village nucleus in the Bandon/Kinsale Municipal Local Area Plan 2017. It is the strategic aim of the Cork County Development Plan 2014-2020 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 sewerage facilities serving the area, would conflict with the strategic aim of the Development Plan and would be premature by reference to the period within which this constraint may reasonably be expected to cease. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the siting of the proposed development adjoining the Garrylucas Marsh proposed Natural Heritage Area, the close proximity of the site to Garrylucas Beach which has 'Blue Flag' status and, taken in conjunction with existing development in the vicinity, it is considered that the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

Dave Walsh

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

Dated this day of 2019.