



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 18/04947

APPEAL by Senandale Residents Association care of Michael Murphy and Associates of Main Street, Dingle, County Kerry against the decision made on the 22nd day of August, 2018 by Cork County Council to grant subject to conditions a permission to Paul Coburn and Kevin McDonnell are of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork.

Proposed Development: Construction of 74 number residential units comprising five number detached five bedroom dwellings, 16 number detached four bedroom dwellings, 50 number semi-detached three bedroom dwellings of varying designs and three number terraced three bedroom housing dwellings with all associated site development works including the culverting of an existing stream, foul and storm drainage with attenuation and flood mitigation, landscaping and amenity areas. The proposed development incorporates one number new access from the R579. All at Dromin, Cloghroe, Tower, 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

The southern portion of the proposed development is located in an area which is at risk of flooding. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November, 2009, it is considered that the proposed development would be premature pending the carrying out of works to mitigate flooding along the R579. The proposed development would, therefore, be contrary to public safety and to the above-mentioned Guidelines and would seriously injure the amenities of future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.