



Planning and Development Acts 2000 to 2018

Planning Authority: West Cork County Council

Planning Register Reference Number: 18/00465

APPEAL by Brendan and Pauline McCarthy of Coolnaconarty, Rossmore, Clonakilty, Cork against the decision made on the 24th day of September, 2018 by Cork County Council to grant subject to conditions a permission to Patrick and Claire Burke care of PMC Architectural Designs, West Green, Dunmanway, County Cork.

Proposed Development Construction of a dwelling and domestic garage at Coolnaconarty, Rossmore, 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. It is considered that the road onto which access is proposed is seriously substandard in terms of width, surfacing and alignment and that, notwithstanding the proposals to widen a bend in the road and introduce a lay-by, the additional vehicular traffic and turning movements that would be generated by the proposed development would endanger public safety and would give rise to a traffic hazard. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the soil conditions and high water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary waste water treatment system. The proposed development would, therefore, be prejudicial to public health.

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

Dated this day of 2019.