



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00602

APPEAL by Fiona McCarthy care of Payne Planning and Associates of Gort Meirbh, Durrus, Bantry, County Cork against the decision made on the 12th day of November, 2019 by Cork County Council to refuse permission.

Proposed Development: Retention of single storey dwelling for short/long term let, on the footprint of previous dwelling, along with connection to existing septic tank at Bawnlahan, Tragumna, Skibbereen, 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 planning history of the site, the pattern of development in the vicinity, to the size and design of the dwelling and to the relevant provisions of the Cork County Development Plan, 2014 and the West Cork Municipal District Local Area Plan, 2017, it is considered that the development for which retention is sought, would seriously injure the residential amenities of adjoining property, arising from undue proximity and would detract from the character of the area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature and extent of the dwelling for which retention is sought, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The development for which retention is sought would, therefore, be prejudicial to public health.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.