



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/00084.

Appeal by Jim and Kathleen Murray of Murray's Cross, Ardfield, Clonakilty, County Cork against the decision made on the 28th day of November, 2019 by Cork County Council to grant subject to conditions a permission to John Hegarty care of O'Mahony Pike Architects Limited of 26 South Mall, Cork.

Proposed Development: Demolition of three number existing farm buildings and the construction of eight number detached dwellings with individual wastewater treatment units, access from L-4008-18 road, provision for internal roads and paths, landscaping, boundary treatments and all associated site works at Balteenbrack, Ardfield, Clonakilty, 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 location of the subject site at a significant remove from the village of Ardfield, and in an isolated location relative to the village core, where local community services exist, to the lack of pedestrian connectivity of the site to the village core, and having regard to the location of the site at the extreme edge of the development boundary for the village of Ardfield, as set out in the West Cork Municipal Local Area Plan, 2017, in the context of the fact that there are lands closer to the village core that have the potential to accommodate the level of expansion of the village envisaged in the Local Area Plan, it is considered that the proposed development would result in an isolated living environment and a car-dependent residential development that would fail to provide for the orderly expansion of the village. The proposed development would be contrary to the provisions of the Guidelines for Planning Authorities on “Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government (2009), which gives as a key overall message that new development should contribute to compact towns and villages, sets out the importance of the sequential approach, and provides that residential schemes should provide for effective connectivity. The proposed development would, therefore, be contrary to these Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within the development boundary of Ardfield, a designated village in the West Cork Municipal Local Area Plan, 2017. The vision for the village, as set out in this Plan, is to promote sympathetic development in tandem with the provision of infrastructure and services. It is an objective of the Plan (Objective GO-01) to restrict the scale of growth for villages to the development of individual dwelling units served by individual treatment units only in the absence of a public wastewater treatment plan. It is considered that the proposed housing development, consisting of an estate of eight houses, in the absence of a public waste water treatment plant, would be premature by reference to the existing deficiency in the provision of public piped sewerage facilities serving the area, and the period within which the constraint involved may reasonably be expected to cease, and would conflict with the objective and provisions of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the narrow and poorly aligned local road serving the subject site, the lack of any pedestrian connectivity to the village core and to community facilities located in that core, and to the lack of public lighting along the road network leading to the village core, it is considered that the proposed development would constitute a substandard form of development for future residents, would endanger the safety of pedestrians, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that, when taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive proliferation of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

Philip Jones

Member of An Bord Pleanála

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

Dated this day of 2020.