



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 19/06925

APPEAL by Patrick Broderick care of P.J. Jordan and Associates of “Whitehall”, Cork Road, Midleton, County Cork against the decision made on the 7th day of February, 2020 by Cork County Council to refuse outline permission.

Proposed Development: Construction of an 82 bedroom/en-suite single storey nursing home with enclosed landscaped courtyards and with associated offices, toilets, chapel, plant room, kitchen, dining, cold room, recreation room, nurses stations, sun rooms, bored well with associated primary and secondary water storage tanks for fire fighting, 92 car parking spaces, treatment unit, vehicular entrance and all associated site works, all at Glengarriff More, Leamlara, County Cork.

Decision

REFUSE outline 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 rural location of the site at a remove from any settlement, without connectivity to community facilities and services and which would be heavily car dependent, it is considered that the proposed development would contravene materially the provisions for residential care accommodation as set out in section 5.7.14 of the current Cork County Development Plan, would constitute inappropriate development in a rural area lacking certain public services and community facilities, and would militate against the preservation of the rural environment and lead to demands for the uneconomic provision of further services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the local road network characterised by narrow roads and the restricted sight lines available at the junction to the west of the site, the Board is not satisfied on the basis of the submissions made in connection with the planning application and the appeal that the vehicular movements that would be generated by the proposed nursing home can be accommodated. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

3. Having regard to the effluent treatment plant proposed to serve the proposed nursing home, and the area required for the polishing filter, 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 disposed of on site. The proposed development would, therefore, be prejudicial to public health.

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this day of 2020.