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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/07015**

**APPEAL** by Cork Airport care of Louise Byrne of Planning Department, Dublin Airport Authority, Head Office, Dublin Airport, County Dublin against the decision made on the 15<sup>th</sup> day of June, 2020 by Cork County Council to grant subject to conditions a permission to Barry.

**Proposed Development** The construction of a new single storey detached dwelling house with converted first floor attic space including all associated site works, site entrance, drainage works and associated landscaping, all at Rathdermot, Lios Cross, Ballygarvan, 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 proposed development lies in close proximity to Cork Airport and within the outer Airport Noise Zone and the outer Public Safety Zone of the airport, as set out within the Ballincollig/Carrigaline District Local Area Plan 2017. The proposed development, by reason of its proximity to a main airport runway, notwithstanding the noise mitigation measures proposed, would represent an incompatible land use at this location and would give rise to an unacceptable level of residential amenity for future residents and would interfere with the efficient operation of the airport. The proposed development would also establish an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2020.**