



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 19/05413

APPEAL by Rosalind and William Crowley of Currabaha, Cloghroe, Cork against the decision made on the 6th day of July, 2020 by Cork County Council to grant subject to conditions a permission to Paul Coburn and Kevin McDonnell care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork.

Proposed Development: Construction of 73 number residential units comprising five number detached five-bedroom dwellings, 15 number detached four-bedroom dwellings, 50 number semi-detached three-bedroom dwellings of varying designs and three number terraced three-bedroom dwellings. The proposed development will include flood mitigation and protection works along the R579 road and all associated site works including the culverting of an existing stream, foul and storm drainage with attenuation, public lighting, landscaping and amenity areas. The development incorporates one number new access from the R579. All at Dromin, Cloghroe, Tower, 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

Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November, 2009, the Board is not satisfied on the basis of the information submitted with the planning application and in response to the appeal that the applicant has provided sufficient information on the proposed measures to address flood risk on site and in the vicinity of the site, thus giving rise to a level of uncertainty both as to the adequacy of the proposed measures and the responsibility for future maintenance of the proposed flood defence scheme on public and other lands. The proposed development would, therefore, be contrary to public safety and to the above mentioned Guidelines and would seriously injure the amenities of future residents and of existing property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.