

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/04107

APPEAL by Graham Gill-Emerson of Knocknagallagh, Bandon, County Cork against the decision made on the 29th day of June, 2021 by Cork County Council to grant subject to conditions a permission to Claire Condon care of Geraldine Coughlan Architects of Ard na Greine, Enniskeane, County Cork.

Proposed Development: The construction of a dwelling house and domestic garage and all associated site works at Knocknagallagh, Bandon, 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.

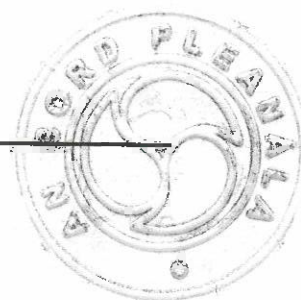
Reasons and Considerations

1. Having regard to the location of the site within a rural area under strong urban influence in which there is extensive one-off housing and to the provisions of the Cork County Development Plan, the Sustainable Rural Housing Guidelines for Planning Authorities and the National Policy Objectives of the National Planning Framework, it is considered that the applicant does not have a demonstrable rural generated housing need as set out in the Development Plan and the Sustainable Rural Housing Guidelines and the proposed development does not comply with National Policy Objectives as they relate to the management of growth of rural areas that are under urban influence. The proposed development, in the absence of any identified locally based rural social and/or economic need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, thus, be contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities and the rural policy provisions of the National Planning Framework, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the substandard nature of the local road onto which the proposed vehicular entrance would access, in terms of restricted width and poor alignment and structure, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements it would generate and which would interfere with the safety and free flow of traffic on the public road.

3. Having regard to the unserviced nature of the site, the dependence of the proposed development on a private on-site wastewater treatment unit and bored well supply, and the proliferation of individual private effluent treatment systems serving development in the area on higher ground opposite the site and its dependence on private wastewater treatment units discharging final effluent to ground, it is considered that the proposed development would be prejudicial to public health due to the risk of pollution to the source of water supply.


Stephen Bohan

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



Dated this ^{14th} day of  2022