

An
Bord
Pleanála

Board Order
ABP-313406-22

Planning and Development Acts 2000 to 2021

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00648

Appeal by Charles and Julie McCarthy care of Gerald McCarthy of 72 Main Street, Macroom, County Cork against the decision made on the 28th day of February, 2022 by Cork County Council to grant subject to conditions a permission to Tadhg O'Sullivan of Glanlough, Bantry, County Cork in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of dwelling and domestic shed as constructed at Glanlough, Bantry, County Cork.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the established principle of a house on the site and to the design, character and layout of the development, it is considered that the development for which retention is sought, subject to compliance with the conditions set out below, would not adversely impact on the visual amenities of the area, would not give rise to a risk of flooding, would not be prejudicial to public health and would be consistent with the provisions of the current Cork County Development Plan. The retention of the development would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, and the further information submitted to the planning authority on the 12th day of November 2021, the 7th day of February 2022 and the 11th day of February 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The domestic garage/sheds shall be solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for other type of residential use, industrial, business and/or commercial purposes.

Reason: In the interest of residential amenity and the proper planning and sustainable development of the area.

3. (a) The treatment plant shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 7th day of February 2022 and the 11th day of February 2022, and in accordance with the requirements of the document entitled "Code of Practice – Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021. No system other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.
- (b) Certification that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.
- (c) Surface water soakaways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the percolation area.

Reason: In the interest of public health.



4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

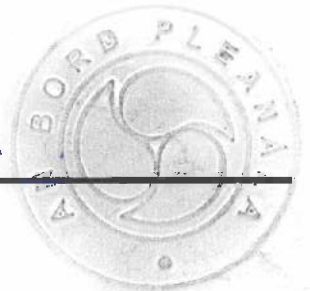
Reason: In the interest of public health.



Mick Long

Member of An Bord Pleanála

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



Dated this *27* day of *January* 2023