



An
Bord
Pleanála

Board Order
ABP-315166-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/00406

Appeal by Fiona Creaven and Michael O'Brien of Caher, Kilcrohane, Bantry, County Cork against the decision made on the 27th day of October, 2022 by Cork County Council to grant subject to conditions a permission to Emer and Paraic Connolly care of DMCA consultants of Marino Street, Bantry, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: Installation of replacement wastewater treatment system. Construction of garden/storage shed and associated site works, all at Caher, Kilcrohane, 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 provisions of the Cork County Development Plan 2022-2028, the nature, design and location of the proposed development, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities or character of the landscape, would not be prejudicial to public health, and would not have an adverse impact on protected sites or species. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7th day of October, 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 prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed garden/storage shed shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any commercial purpose or for human habitation.

Reason: In the interest of residential amenity and clarity.

3. The site shall be landscaped, using only indigenous deciduous trees and hedging species found in the surrounding area, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to screen the proposed development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

4. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021.

Reason: In the interest of public health.



5. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the proposed development, and to prevent pollution.



Joe Boland

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

Dated this *23rd* day of *November* 2023.