



An  
Bord  
Pleanála

## Board Order

**ABP-315555-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 22/5324**

**Appeal** by John McCarthy and Patricia O'Regan of Derrishal Cottages, Jamesbrook, Midleton, County Cork and by Paul Whelan of Holm Oak, Jamesbrook, Midleton, County Cork against the decision made on the 22<sup>nd</sup> day of December, 2022 by Cork County Council to grant subject to conditions an outline permission to Michael Leahy care of Harrington O'Flynn Limited of 16 Roselane, Ballinacurra, Midleton, County Cork.

**Proposed Development:** Construction of six number dwellings, new vehicular entrance to serve the proposed dwellings and any future development and all associated site services, all at Garranekinnefeake, Jamesbrook, Midleton, County Cork.

### Decision

**REFUSE** outline permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. It is considered that the site proposed for development is located on a minor road which is seriously substandard in terms of width and is not connected to the village of Saleen by a footpath. The traffic generated by the proposed development would, therefore, endanger public safety by reason of a traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the information on file, that the proposed on-site wastewater treatment systems would, due to their concentration within a small area where groundwater vulnerability is classed as being high, provide for an adequate standard of wastewater treatment. The proposed development would be premature pending the availability of a public sewer and wastewater treatment plant to serve existing development and to facilitate the orderly expansion of the village of Saleen and would be contrary to Objective WM 11-9 (Wastewater Disposal) of the Cork County Development Plan 2022-2028, which states that new developments will be unable to proceed until adequate wastewater infrastructure is provided. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



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Mary Cregg

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

Dated this 15<sup>th</sup> day of February 2024.