



An  
Bord  
Pleanála

**Board Order**  
**ABP-317482-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 23/00010**

**APPEAL** by Lisa Nyhan care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 12<sup>th</sup> day of June, 2023 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** New single storey dwelling and detached garage, new sewage treatment system and associated site works at Ardra, Union Hall, County Cork.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

The proposed development is located on a site in an area identified as a 'Tourism and Rural Diversification' area in the Cork County Development Plan 2022-2028. It is considered that the applicant has not demonstrated that they would meet the requirements for rural housing development of Objective RP5-5 in the County Development Plan which sets out certain categories of need for a dwelling at this location and would also be contrary to Policy Objective 19 of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the concerns of the Inspector in relation to the proposed wastewater system which proposes to pump effluent over 100 metres to a treatment area outside of the red line proposed development area. The Board was not satisfied that the proposed development would not present an unacceptable risk to the environment and be prejudicial to public health but given the substance of the above reason for refusal did not consider this matter further.



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**Mick Long**

**Member of An Bord Pleanála**

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

Dated this *13<sup>th</sup>* day of *March* 2024.