

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 23208**

**APPEAL** by Ger McCarthy care of ACS Consulting, Unit 10A, South Ring Business Park, Kinsale Road, Cork against the decision made on the 15<sup>th</sup> day of September, 2023 by Cork County Council to refuse permission.

**Proposed Development:** Construction of a detached garage with first floor storage and ancillary site works on site of an existing dwellinghouse, at Clonomara, Castletown, Enniskeane, County Cork.

**Decision**

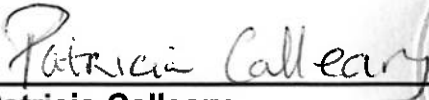
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

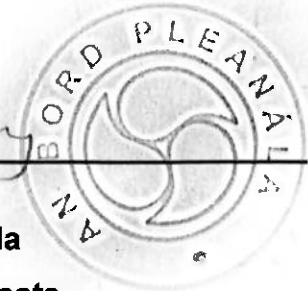
**Reasons and Considerations**

1. Having regard to the scale, height and two-storey design of the detached garage, to the siting of the development at the front of the site with its own access off the public road, to the sloped topography of the site and to the level of groundworks proposed, it is considered that the proposed

development would represent an excessive level of development, would be non-subservient to the existing dwelling onsite, would seriously injure the visual amenities of the area, would be out of character with the pattern of development in the area and would be contrary to Objective HE 16-21(a) of the Cork County Development Plan 2022- 2028 that seeks to encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proposed siting of the garage with overhead storage, and to the permitted siting of the treatment unit and percolation area, as permitted under the governing permission 05/6942, the Board is not satisfied that the development as proposed has adequate separation distance from the permitted wastewater treatment unit and associated percolation area. The proposed development would, therefore, be prejudicial to public health.

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



Dated this 28 day of June 2024.