

An
Bord
Pleanála

Board Order
ABP-319032-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 234074

APPEAL by Arend Steenbergen care of Harrington O'Flynn consulting Engineers of 16 Roselane, Ballinacurra, Midleton, County Cork against the decision made on the 17th day of January 2024 by Cork County Council to grant, subject to conditions, a permission to Gavin Hodnett care of Michael MacSweeney of Knockanenkirka, Doungeorney, Midleton, County Cork in accordance with the plans and particulars submitted to the said Council:

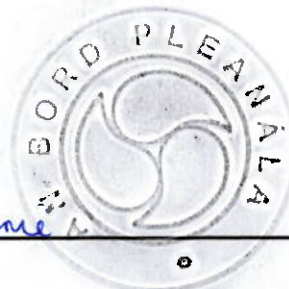
Proposed Development: Permission for dwelling and permission for retention of mobile home, mobile home used as a domestic store, domestic shed, metal storage container for domestic use, private water well and existing septic tank, at Gurteenina, Midleton, County Cork.

Decision

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

Reasons and Considerations

Having regard to the Cork County Development Plan 2022-2028, and specifically Section 5.6.3 in relation to Environmental and Site Suitability Requirements for housing in rural areas and Section 5.6.7 and Objective RP 5-23 in relation to Servicing Single Houses (and ancillary development) in Rural Areas, and the Environmental Protection Agency Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) 2021, and taken in conjunction with the existing development in the vicinity, it is considered that the proposed development, comprising further backland development in this unserviced rural area, would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Currie

Mary Currie

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

Dated this *20* day of *November* 2024.