



An  
Bord  
Pleanála

## Board Order ABP-319768-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/04361**

**Appeal** by Christopher Prout care of Alplan Project Management Limited of Berry Hill, Cobh, County Cork against the decision made on the 26<sup>th</sup> day of April 2024 by Cork County Council to refuse permission.

**Proposed Development:** The construction of a two-storey dwelling house, treatment plant, vehicular entrance and all associated site works (previously refused under 234821) at Killeens, Crossbarry, Innishannon, County Cork.

### Decision

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

P.C.

## Reasons and Considerations

The site of the proposed development, which is a highly vulnerable development, is in an area which is at risk of flooding, bounding the Aughnaboy River and within Flood Zones A, B and C, as identified in Cork County Development Plan 2022-2028. Having regard to the nature and scale of the proposed development, including the provision of the wastewater treatment system within the floodplain, the proposed development would be contrary to Objective WM 11-16 Flood Risk – Overall Approach which includes that development in areas at risk of flooding should be avoided. In addition, the site, within the Crossbarry development boundary, is not zoned and would, therefore, not meet criterion (1) of Box 5.1 Justification Test for development management as set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). Furthermore, based on all of the information on file, the Board is not satisfied that it has been adequately demonstrated that the proposed development would meet criterion (2) of Box 5.1 of the said Guidelines, as it has not been demonstrated that the proposed development would not increase flood risk elsewhere. The proposed development would be contrary to the provisions of the development plan, the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 18 day of February 2025.**