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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 235853**

**APPEAL** by Maria Tang and Jesus Subiers care of John MacCarthy and Partners of 16 Mary Street, Cork against the decision made on the 22<sup>nd</sup> day of May 2024 by Cork County Council to grant, subject to conditions, a permission to Martin Plachetka care of Alan Crowley, Planning and Fire Safety Consultant of Broadlands, Old Blarney Road, Clogheen, County Cork, in accordance with the plans and particulars submitted to the said Council:.

**Proposed Development:** Permission to construct dwelling and associated site works at Clancool More, Bandon, 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 nature and scale of the proposed development, which includes the provision of an internal access route within the site, and the absence of detailed, annotated drawings demonstrating an adequate route width in the context of the proposed boundary treatment, it is considered that, on the basis of the information on file, the proposed development would not comply with Objective TM 12-1: Integration of Land Use and Transport (i) of the Cork County Development Plan 2022-2028, which states inter alia that DMURS will be implemented through the development management process. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the proposed development, which includes the provision of a retaining wall incorporating weep holes facing onto the adjoining, separate school grounds to the north, it is considered, on the basis of the information on file, that potential surface water discharge from the proposed development to the adjoining lands has not been adequately addressed and it has not been adequately demonstrated that the proposed development complies with Objective WM11-10: Surface Water, SuDS and Water Sensitive Urban (a) of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

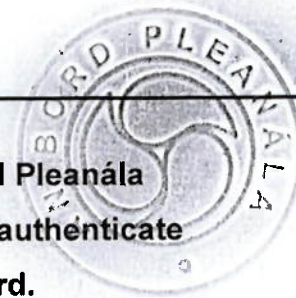
*Mary Gurrrie*

**Mary Gurrrie**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *10* day of *February* 2025.