



An
Bord
Pleanála

Board Order
ABP-320014-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 2442858

APPEAL by Darragh Toomey care of George F. Daly and Company of 2 Father Matthews Street, South Mall, County Cork against the decision made on the 6th day of June, 2024 by Cork City Council to refuse permission.

Proposed Development: Permission to construct a two-storey dwelling with a domestic garage, a site-specific treatment unit and percolation area including associated site works and a new site entrance at Killeens, Blarney, 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 information submitted with the application, together with the requirements of Objectives 3.13, 11.9 and ZO 20.4 and Sections 3.53 and 3.54 of the Cork City Development Plan 2022-2028, it is considered that the applicant has not sufficiently demonstrated an exceptional housing need to reside in city hinterland in which the site is situated. The proposed development would be contrary to Objectives 3.13, 11.9 and ZO 20.4 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling design and siting, on a prominent and elevation position with long distance views to the exposed site, would result in a visually obtrusive feature in the landscape which would injure the visual amenities of the area and would be contrary to Objective 11.10 of the Cork City Development Plan 2022-2028 which requires new rural dwellings to assimilate appropriately into the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Site Characterisation Form received with the application and dated the 12th day of April 2019 refers to the presence of two number wells encompassing or situated close to the site however the location of the wells is not specified. In the absence of a detailed analysis of the existing scenario against the Environmental Protection Agency 2021 Code of Practice for Domestic Wastewater Treatment Systems, the proposed development would represent a hazard and be prejudicial to public health and would be contrary to Objective 9.3 of the Cork City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 8th day of JANUARY 2025.