

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 245904

APPEAL by Bill and Charlotte Barrett care of Irish Hydrodata Limited of Rathmacullig West, Ballygarvan, County Cork against the decision made on the 2nd day of December 2024 by Cork County Council to refuse permission.

Proposed Development: Permission for the refurbishment and change of use of old stone barn to dwelling house, alterations to elevations, new two-storey extension to rear, part demolition of sheds and conversion of remainder to domestic garage, effluent treatment system and flood relief work to adjacent stream and associated site works, at Curra, Innishannon, County Cork.

Decision

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

Reasons and Considerations

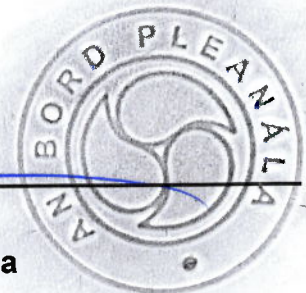
Having regard to the location of the site directly adjacent to the Owenboy River, and within Flood Zone A area which is prone to flooding as identified by the Cork County Development Plan 2022-2028, and on the basis of the submissions made in connection with the planning application and appeal for a highly vulnerable use as a dwelling, the Board is not satisfied that the proposed development and provision of an engineered embankment and walls on either bank of the watercourse would be appropriate, and is not satisfied that this would not give rise to an increased risk of flooding of the site, or of property in the vicinity. The proposed development would be contrary to the recommendations outlined in "The Planning System and Flood Risk Management Guidelines 2009", would be prejudicial to public health and safety and would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *31* day of *March* 2025.