



An
Bord
Pleanála

Inspector's Report ABP-302855-18

Development	To construct a part two storey / part single storey dwelling and a single storey ancillary outbuilding, new entrance, new wastewater treatment system, percolation area and all associated site works.
Location	Ardgehane, Barryroe, Bandon, Co. Cork.
Planning Authority	Cork County Council.
Planning Authority Reg. Ref.	18/44.
Applicant(s)	Alan and Aisling O'Riordan
Type of Application	Permission
Planning Authority Decision	Grant subject to conditions
Type of Appeal	Third Party
Appellant(s)	Concerned Residents of Ardgehane / Ballinglanna
Observer(s)	None
Date of Site Inspection	17 th January 2019
Inspector	Elaine Power.

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1.0 Site Location and Description

- 1.1. The site is currently in use as agricultural land and has an overall area of approx. 0.4 ha. It is characterised by grassland with mature vegetation along the boundaries. It is bound to the north, south and west by grassland and to the east by the public road (L-4020-25). The site is elevated from the public road and overlooks Clonakilty Bay and the coastline to the south east.
- 1.2 The site is located in a rural area, approx. 5km south of the village of Timoleague and approx.6km south east of Clonakilty.
- 1.3 Access is from the local road L-4020-25, which has a speed limit of 80kph. The carriageway is approx. 5.8m in width with no footpaths or public lighting. The road slopes down from north to south.
- 1.4 There is a cluster of one-off rural dwellings located to the north of the site and another cluster of one-off rural dwellings located to the south of the site. There are 3 no one-off dwellings with associated farms and outbuildings located on the opposite side of the L-4020-25.

2.0 Proposed Development

- 2.1. It is proposed to construct a part single / part two storey house. The house is generally rectangular in shape with a projecting room on the southern elevation of the ground floor level. The house has a gross floor area of approx. 341sqm.
- 2.2. The house has a maximum width of approx. 27m and a maximum depth of approx. 12.5m. The single storey element of the house has gabled ended pitched roofs with a maximum height of 4.9m and the two-storey element of the house has a gable ended pitched roof with a height of 7.6. The house incorporates roof lights on the south-west and south-east elevations.
- 2.3 The external materials include natural stone cladding and smooth plaster walls. The roof comprises a composite / natural slate roof with a zinc roof on the ground floor

projecting element. The windows comprise dark coloured alu-clad with a timber panel effect.

- 2.4 The proposed ancillary building / garage is located approx. 9m to the rear (north east) of the proposed house. It is approx. 60sqm with a gable ended pitched roof with a stated maximum height of 6.1m. There is a timber double garage door on the front (south west) elevation and a window on the rear (north east) elevation.
- 2.3. The proposed dwelling is to be served by a packaged wastewater treatment system and polishing filter with discharge to ground water. This is located to the east of the house.
- 2.4. Vehicular access to the site is proposed from a new approx. 5m wide entrance that has been set back approx. 5m from the site boundary with the public road with a splayed access. Car parking is provided for 3no cars to the west of the front elevation of the house.
- 2.5. A further information submission significantly altered the design and layout of the house. The revised design consists of a single storey house with a gross floor area of 224sqm. The house has a maximum width of 24m and a maximum depth of approx. 17m with a gable ended pitch roof with a maximum height of approx. 5.2m. The external stonework finish as also been omitted. It would appear that the revised house was not re-advertised.

3.0 Planning Authority Decision

3.1. Decision

The decision to grant permission is subject to 19 no. conditions.

- Condition 1 clarifies that permission is granted for the revised house design submitted by way of further information.
- Condition 2 is an occupancy condition ensuring the house is permanently occupied by the applicants for a minimum of seven years.
- Condition 3 and 4 relate to the external materials of the house.

- Condition 5 requires a landscaping scheme to be submitted for the written agreement of the Planning Authority.
- Condition 8 requires the final location, height, scale, material and design of the ancillary building to be agreed with the Planning Authority.
- Condition 9 requires the vehicular access to be set back 4.5m from the front boundary fence with a 45 degree splay.
- Condition 11 requires sightlines of 80m to be provided in both directions and the vehicular access be relocated 15m to the south.

3.2. Planning Authority Reports

3.2.1 Planning Reports

The initial Area Planners report dated 20th March 2018 recommended that permission be refused for 2 no reasons, as follows: -

1. *'The proposed site would be situated on an elevated, exposed site. As indicated in the Cork County Development Plan 2014, it is the Council's stated objective to ensure that new development meets high standards of siting and design and to protect skylines and ridgelines from development as set down in Objective GI 6-1, Having regard to the visual prominence of the site and its visibility over a wide area, it is considered that a dwelling at the proposed location would form an unduly prominent feature on the landscape, and accordingly the proposed development would materially contravene Objective GI 6-1, as set down in the Cork County Development Plan 2014 and would, therefore, be contrary to the proper planning and sustainable development of the area'.*
2. *'The proposed development would be situated on an open and exposed site and within a 'High Value Landscape' as designated in the Cork County Development Plan, 2014. As indicated in the Cork County Development Plan, 2014, it is the Councils stated objective 'RCI 6-1: Design and Landscaping of New Dwelling Houses in Rural Areas' to encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. Having*

regard to the design and overall large scale and mass of the proposed dwelling, it is considered that taken together with the exposed highly scenic location would form an unduly prominent feature on the landscape, and accordingly the proposed development would contravene materially Objective RCI 6-1, as set down in the Cork County Development Plan, 2014 and would, therefore, be contrary to the proper planning and sustainable development of the area'.

Concerns were also raised in the report that the that applicant's do not necessarily comply with the requirements of Objective RCI 4-3 in relation to a genuine rural housing need.

The report of the Senior Executive Planner also dated 20th March 2018 recommended that further information be requested with regard to the following issues: -

- The location, scale and visual impact of the development.
- Access arrangements.

Following the receipt of further information, a final report was prepared by the Area Planner dated 2nd October 2018. The report noted that concerns regarding the height and scale of the development were addressed by the redesign of the house. However, concerns were again raised regarding the potential negative visual impact that the proposed development would have on the sensitive landscape having regard to the elevated nature of the site in a rural location. The Area Planner recommended that permission be refused, citing the first reason for refusal previously referred to.

The report of the Senior Executive Planner dated 12th October 2018 considered the revised design was acceptable and having regard to the applicant's connection to the area recommended that permission be granted.

3.2.2 Other Technical Reports:

Area Engineer: The initial report from Area Engineer dated 1st March 2018 recommended that further information be requested to address concerns regarding the location of the proposed access and inadequate sightlines.

The final report dated 12th October 2018 recommended that permission be granted subject to 10 conditions. These conditions are reflected in the final grant of permission.

Liaison Officer reports dated 20th March 2018 and 2nd October 2018 had no comments.

3.3 Prescribed Bodies

An Taisce raised the following concerns: -

- The applicants have not established a rural generated housing need.
- The impact of the proposed development and cumulative impact with other developments on both surface water and groundwater.

3.4 Third Party Observations

The Concerned Residents of Ardgehane / Ballinglanna provided a detailed history of the area and the site and raised the following concerns: -

- The development is contrary to national and local planning policies and would set an undesirable precedent.
- It is speculative in nature and would constitute ribbon development.
- The applicants do not have links to the local area and the proposal is an urban generated development in a rural coastal area.
- The site is located on a scenic route and sensitive landscape.

4 Planning History

There is no record of planning permission for the subject site and no recent applications on the adjoining sites. However, it is noted that permission was refused twice, once in 2000 (PL04.113038 / Reg. Ref. W/99/3336) and again in 2001 (PL04.122143 / Reg. Ref. W/00/4277) for a house on a site opposite the subject site. The reasons for refusal related to the visual impact on the landscape, the protection

of the scenic environment and an undesirable precedent for ribbon development in a rural area.

5 Policy Context

5.2 West Cork Municipal District Local Area Plan, 2017

The site is located approx. 700m outside the boundary for Ballinglanna, which is designated as an 'Other Location' in the West Cork Municipal District Local Area Plan, 2017. The vision for Ballinglanna is to '*allow for small-scale expansion which would be sympathetic with the existing settlement and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline*'.

Policy Objective DB-01: -

- a. *Encourage some small-scale growth in the form of individual dwellings close to the settlement centre which should be compatible with existing development, connected to the existing water supply and providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. All new development should be appropriately sited and designed and have due consideration to the sensitive nature of the coastal landscape.*

- b. *protect and enhance the attractive coastal setting and landscape character of the settlement.*

5.3 Cork County Development Plan 2014

5.2.1 The site is located in an area of unzoned land. Figure 4.1 of the Plan '*Rural Housing Policy Area Types*' identifies the site as being located in a 'Tourism and Rural Diversification Area'. Policy RCI 4-3 notes that these areas have higher demands for holiday and second homes and is depriving genuine rural communities of the opportunity to meet their housing need. Therefore, applicants are required to demonstrate that their proposal complies with a genuine housing need.

The most relevant parts of Policy RCI 4-3 are as follows: -

Policy RCI 4-3 (d) 'Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.

(f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation'.

5.2.2 The site is located in an area identified as Indented Estuarine Coast in Appendix E of the Plan. These locations are designated as area of very high landscape value, very high landscape sensitivity and are of national importance. Section 13.6 – *Landscape Character Assessment of County Cork* states that *'very high sensitivity landscapes (e.g. seascape area with national importance) which are likely to be fragile and susceptible to change.'* Policies GI 6-1: Landscape and GI 6-2: Draft Landscape Strategy relate to the protection of the landscape of County Cork.

Policy GI 6-1: Landscape:

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.*
- b) Landscape issues will be an important factor in all landuse proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.*
- c) Ensure that new development meets high standards of siting and design.*
- d) Protect skylines and ridgelines from development.*
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.*

5.2.3 The site is located on a scenic route (ref. S72), which is spur from the coastal road between Barry's Cove and Lehenagh to Dunworley to North Ring. Policies GI 7-2

Scenic Routes and GI 7-3 Development on Scenic Routes relate to the protection of the character of scenic routes.

5.2.4 With regard to the provision of rural dwellings. The following policies are also relevant.

RCI 6-1: Design and Landscaping of New Dwelling Houses in Rural Areas

RCI 6-2: Servicing Individual Houses in Rural Areas: ‘

RCI 6-4: Occupancy Conditions

RCI 2-1: Urban Generated Housing

RCI 2-2: Rural Generated Housing

5.4 National Planning Framework

Policy Objective 19: *‘Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:*

- *In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*
- *In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements’.*

5.5 Natural Heritage Designations

- Clonakilty Bay: Special Area of Conservation and Proposed Natural Heritage Area (Site Code 004081) is located approx. 5.7km to the west of the site.
- Seven Heads Special Protection Area (Site Code 004190) is located approx. 2.8km to the south east of the site.

6 The Appeal

6.2 Grounds of Appeal

This is a third-party appeal submitted by the Concerned Residents of Ardgehane / Ballinglanna against the Planning Authorities decision to grant planning permission. The main grounds of the appeal are detailed below.

- The proposed development contravenes the Cork County Development Plan 2014, the Skibbereen Local Area Plan 2011 and the Sustainable Rural Housing Guidelines for Local Authorities, 2005 and would set an undesirable precedent for similar developments along this scenic route.
- The Planning Authority gave insufficient weight to Policy Objectives GI 6 - Landscape and GI 7 – General Views and Prospects and the interpretation of Policy Objective RCI 4-3 Tourism and Rural Diversification Area was incorrect. The applicants do not meet the criteria set out in Policy Objective RCI 4-3 Tourism and Rural Diversification Area and would set an undesirable precedent in the area.
- The site has views over Clonakilty Bay and has views towards the mountains near Dunmanway, over Dunworley, Barryroe, the Seven Heads and elements of the Old Head of Kinsale. The proposed development contravenes Policy Objective GI 7-1 -General Views and Prospects. The proposed development is not compatible with the visual amenity of the area and should be refused due to the sensitivity of the landscape, its coastal location, elevated position, skyline and the amenity value which is designated to be of national importance as outline in Objective GI 6-1 – Landscape.
- The development is outside the boundaries of nearby settlements, constitutes ribbon development and is therefore contrary to the proper planning and sustainable development of the area.
- The site was sold for agricultural lands and not residential.

6.3 Applicant Response

- 6.2.1 A detailed response was submitted by the applicant. In particular, it notes that the applicants are intrinsic members of the community, have strong familial links to the area and are therefore compliant with rural housing policy. Letters of support from local residents have been submitted with the response.
- 6.2.2 The applicants have provided details of their previous and current living arrangements. It is noted that one of the applicants attended local schools and is from a dairy farm in Darrara. Her parents and two siblings live on the farm lands. The farm is currently rented out to a local farmer. The applicants long term plans include caring for her elderly parents.
- 6.2.3 One of the applicants is employed as a marketing manager in the West Cork Technology Park, in Clonakilty (5km from the site) and the other applicant is employed as a maintenance technician in Ballineen (16km from the site).
- 6.2.4 One of the applicants has a qualification in Tourism and Marketing and is deeply involved in the Darrara Community Centre. She was actively involved in the renovation project of the community centre which is a 132-year old heritage building in Darrara. She also created the Darrara Calendar which has been included in the submission and created and maintains the Darrara Facebook page.
- 6.2.5 It is intended that the house will be built as an eco-friendly sustainable home. The applicants are committed to removing a minimal section of the hedgerow to facilitate the vehicular access. It is also proposed to provide a new hedgerow along the northern boundary of the site.
- 6.2.6 The applicants note that the site was selected in conjunction with the Planning Authority. Details of 3 no. additional sites that the applicants had pre-planning discussions with in the local area are also detailed. The applicants were advised that these sites were unsuitable and permission for a one-off house would likely be refused.

6.2.7 The applicants note that the scale and design of the house was altered and the revised house, which was granted permission, is a traditional, cottage style house which has less of a visual impact and is in keeping with the character of the area.

6.2.8 The applicants have addressed issues regarding a potential traffic hazard by noting the Area Engineer had no objection to the development subject to Condition 11 of the final grant of permission which relocated the vehicular access 15m to the south and provided sightlines of 80m in both directions.

6.2.9 The applicants also question the legitimacy of the third-party objector.

6.4 Planning Authority Response

No additional comments.

6.5 Observations

There is a letter on file from Minister Jim Daly which raises concerns regarding the delays in the planning systems, the expense to the applicant and their need for a home.

7 Assessment

7.1 The main issues in this appeal are those which were raised in the grounds of appeal. I also consider that vehicular access and drainage issues should be addressed. Appropriate Assessment and Environmental Impact Assessment requirements are also considered. I am satisfied that no other substantial issues arise. The main planning issues can be dealt with under the following headings:

- Compliance with Rural Housing Policy.
- Design and Visual Impact.
- Access.
- Wastewater Treatment and Surface Water Drainage.
- Appropriate Assessment.
- Environmental Impact Assessment.

7.2 Compliance with Rural Housing Policy

- 7.2.1 Figure 4.1: 'Rural Housing Policy Area Types' of the Cork County Development Plan 2014 shows that the subject site is located within a 'Tourism and Rural Diversification Area'. This area applies a restrictive approach regarding the eligibility of applicants for rural housing need. The associated Policy Objective RCI 4-3 requires that the applicant must demonstrate their proposal complies with a number of criteria. Relevant criteria includes persons who have spent a substantial period of their lives (i.e over seven years) living in the local rural area, persons who's permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and persons who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.
- 7.2.2 A detailed account of the applicant's connection to the area has been submitted as part of the response to the appeal and as part of the response to further information. It is noted that one of the applicants grew up in Curragh, Clonakilty, approx. 3km from the subject site, went to school in Darrara and Clonakilty and has a number of relatives living in the area.
- 7.2.3 Details the living arrangements of the applicants since 2011 have also been provided. The applicants own a property in Clonakilty and a property in Carrigaline and are currently renting a house in Darrara. One of the applicants is employed in Clonakilty approx. 5km from the site and the other applicant is employed in Ballineen approx. 16km from the site. The applicants have a live in au pair and their eldest child attends a school in Clonakilty.
- 7.2.4 It is acknowledged that one of the applicants is from Darrara and has spent a substantial period of their life (i.e over seven years) living in the local rural area and is actively involved in the local community, most notably the renovation of the Darrara community centre. However as this is not the applicants first home they do not comply with the restrictions of Policy Objective RCI 4-3(d).
- 7.2.5 In addition, as both applicants work outside of the local rural area there is no economic reason for them to reside in the local rural area. Therefore, in this

instance the applicants do not meet the criteria required under Policy Objective RCI 4-3(f).

- 7.2.6 It is considered that the applicants have not demonstrated a sufficient economic or social need to live in the area as set out in Policy Objective RCI 4-3 and National Policy Objective 19 of the National Planning Framework. The proposal would also contravene Policy RCI 2-1: Urban Generated Housing, which aims to discourage urban generated housing in rural areas. It is noted that the initial Area Planners report raised concerns regarding the genuine rural housing need of the applicants.
- 7.2.7 The subject site is located in a rural area on lands which are unzoned and is approx. 700m north east of the boundary for Ballinglanna which is designated as an 'Other Location' in the West Cork Municipal District Local Area Plan, 2017 and has an objective to accommodate small-scale growth in the form of individual dwellings close to the settlement centre.
- 7.2.8 I therefore conclude that the appeal should be upheld in relation to the issue of genuine rural housing need and that permission should be refused on this basis.

7.3 Design and Visual Impact

- 7.3.1 The initial planning application was to construct a part single / part two storey house with a gross floor area of 341sqm. The house was generally rectangular in shape with a projecting room on the southern elevation at ground floor level. The ground floor had a maximum width of 27m and a maximum depth of approx.12m and the first floor was approx. 8.4m in width by 11.9m in depth.
- 7.3.2 Following concerns raised by the Planning Authority regarding the scale and design of the house a revised design was submitted. The revised design comprised a single storey house with a gross floor area of 224sqm. The house has a maximum width of 24m and a maximum depth of approx. 17m with a gable ended pitch roof with a maximum height of approx. 5.2m. There was no alteration to the proposed ancillary

outbuilding / garage. While the revised design is substantially different from that initially submitted it does not appear to have been re-advertised.

7.3.3 It is acknowledged that the redesigned house is more appropriate to the character, pattern and tradition of the local area and Condition 5 of the grant of permission required a landscaping scheme to be submitted for the written agreement of the Planning Authority. However, as the site is elevated, open and located in an Indented Estuarine Coast with the associated landscapes designation of very high value, very high sensitivity and of national importance I would have serious concerns regarding the adverse impact on the visual amenities of the sensitive landscape. No visual impact assessment has been submitted with the application.

7.3.4 Notwithstanding the redesign of the house it is considered that the development on an elevated site in an area which is designated as a very high sensitive landscape and on a scenic route would form an unduly prominent feature on the landscape and would result in a development that is visually obtrusive and would therefore contravene Policy Objective GI 6-1 of the Cork Council Development Plan 2014 which aims to protect the visual and scenic amenities of the natural environment.

7.3.5 The subject site is also located on a scenic route (ref. S72) and overlooks Clonakilty Bay. This section of the scenic route is a spur from the coastal road between Barry's Cove and Lehenagh to Dunworley to North Ring. It is policy (GI7-2 and GI7-3) of the Cork County Development Plan 2014 to protect the character of scenic routes. It is considered that the proposed development would adversely impact on the visual amenities on this scenic rural area.

7.3.6 I therefore conclude that the appeal should also be upheld in relation to the adverse impact the proposed development would have on the visual amenities on this scenic rural area and that permission should be refused on this basis.

7.4 Vehicular Access

- 7.4.1 Access to the proposed house is via a new 5m wide entrance. Drawing no. 3618/P/ Sightlines shows a 68m sightline to the north and a 90m+ sightline to the south. Condition 11 of the final grant of permission relocated the vehicular access 15m to the south of the original location which would accommodate minimum sightlines of 80m in both directions.
- 7.4.2 The road adjacent to the site has a speed limit of 80kph therefore sightlines of 120m in both directions are recommended by the Design Manual for Roads and Bridges (DMRB).
- 7.4.3 Concerns were raised by the Planning Authority in the further information request regarding the proximity of the vehicular access to a bend in the road, approx. 60m to the north of the site. The further information response stated that to improve sightlines the proposed vehicular access would be relocated approx. 12m to the south. However, no details of the revised vehicular access or the sightlines were submitted.
- 7.4.4 During a site inspection on the 17th January 2019 I noted that there was a small hill on the road to the north of the site and a bend in the road to the south of the site. Having regard to the nature of the road and limited number of vehicular movements potentially generated by the proposed development it is considered that the proposed relocated vehicular access would provide adequate sightlines and would not result in a traffic hazard.
- 7.4.5 It is noted that the final report by the Area Engineer had no objection to the proposed development and recommended a grant of permission subject to 10 conditions which included the relocation of the vehicular access 15m to the south of the proposed location and minimum sightlines of 80m in both directions.
- 7.4.6 It is noted that the provision of a new vehicular access will result in the loss of a section of hedgerow and the applicant is proposing to create a new hedgerow along the northern boundary of the site. There is no objection to the loss of a limited amount of hedgerow and the provision of additional hedgerow would be welcomed.

7.4.7 The drawing submitted with the appeal also shows the retention of an existing 4m wide vehicular access gate located on the south western corner of the site. It is considered that the retention of the 4m wide vehicular access would not result in a traffic hazard or negatively impact on the visual amenities of the area.

7.4.8 I therefore conclude that the revised location of the vehicular access with 80m sightlines in both directions and the potential number of vehicular movements generated by the proposed development would not result in a traffic hazard.

7.5 Wastewater Treatment and Surface Water Drainage

7.5.1 It is proposed to install a packaged wastewater treatment system and polishing filter with discharge to ground water. The treatment system is located approx. 14.4m to the east of the house with the polishing filter located approx. 4m to the north east of the treatment system. Table 6.1 of the 'EPA Code of Practice for Waste Water Treatment and Disposal Systems Serving Single Houses' sets out minimum separation distances. The proposed system reaches and exceeds the recommended separation distances. It is noted from the further information response that there is an existing mains water tapping to serve the field and that, therefore, the previously proposed bored well to the north west of the proposed house is not to be omitted.

7.5.2 The submitted Site Suitability Assessment Form states that the trial hole recorded 400mm of SILT / CLAY loam above 400mm of 'sandy' SILT with closely spaces cobbles above 'gravelly' SILT / CLAY with closely spaces cobbles to a depth of 2.1m below ground level. With regard to the percolation characteristics of the soil, a T value of 17.22 minutes / 25mm and a P value of 13.94 minutes / 25mm were recorded. This indicates that the site is suitable for the installation of an on-site domestic waste water treatment system.

7.5.3 The subject site is not located in an area liable to flooding in the OPW Flood Maps. With regard to surface water disposal it is proposed that new soak pits be provided on site. It is noted that the Area Engineer raised no objection to surface water disposal.

7.5.4 In conclusion, I am satisfied that that the subject site is suitable for the installation of the proposed packaged wastewater treatment system and polishing filter.

7.6 Appropriate Assessment

Having regard to the nature and scale of the proposed development and the distance from the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

7.7 Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the location of the site, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8 Recommendation

I recommend that permission be refused for the reasons stated in the attached schedule.

9 Reasons and Considerations

1. The subject site is located within a 'Tourism and Rural Diversification Area' as identified in the Cork County Development Plan 2014. The applicants do not comply with the restrictions of Policy Objective RCI 4-3 and the proposed development would contravene Policy RCI 2-1: Urban Generated Housing which aims to discourage urban generated housing in rural areas. The applicants have not demonstrated a sufficient economic or social need to live in the area as set out as set out in National Policy Objective 19 of the National Planning Framework. The proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its elevated position which overlooks Clonakilty Bay, in a landscape of very high value and sensitivity and on a scenic route (ref. S72) would form an unduly prominent and obtrusive feature which

would interfere with the character of the landscape. The development would materially contravene Policy Objective GI 6-1 of the Cork Council Development Plan 2014.

Elaine Power
Planning Inspector

30th January 2019