



An
Bord
Pleanála

Inspector's Report ABP-311371-21

Development	3 detached dwelling houses, including vehicular entrances, wells for potable water, connections to existing mains services, and all ancillary site development works.
Location	Rushanes, Glandore, Co. Cork.
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	20/772
Applicant(s)	Fergal Goulding
Type of Application	Permission
Planning Authority Decision	Grant, subject to 20 conditions
Type of Appeal	Third Parties -v- Decision
Appellant(s)	Liam & Helen Quirke Angela Fahy
Observer(s)	None
Date of Site Inspection	14 th October 2021
Inspector	Hugh D. Morrison

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1.0 Site Location and Description

- 1.1. The site is located on rising land that is elevated above coastal development comprised in Glandore Village along the R597, which links Ross Carbery in the east to Leap in the west. The surrounding slopes have been partially developed, typically by one-off dwelling houses set within their own grounds. Further to the east lies a cluster of holiday cottages, which are known as Cuan Dor Haven, while to the west there is a small area of woodland. A single-lane local road (L-8326-0) loops around the cluster of holiday cottages and it passes through the woodland. This local road is accessed from the R597 to the east and to the west of the site. It rises at an appreciable gradient from the west to run alongside the northern boundary of the site. Southerly views from the road over the site encompass Glandore Harbour.
- 1.2. The site itself is of regular shape and it extends over the majority of an overgrown field. This site slopes upwards from its south-western corner (42m OD) to its north-eastern corner (58m OD) and it has an area of 0.55 hectares. The site is presently accessed from the local road by means of a gap in its north-western corner. The northern boundary is denoted by a stone wall, the eastern boundary is undefined “on the ground”, the southern boundary is denoted by a mature hedgerow that runs alongside a private road, and the western boundary is denoted by an evergreen hedgerow and a concrete post and wire fence, beyond which lies an existing residential property.

2.0 Proposed Development

- 2.1. The proposal would entail the construction of 3 detached dwelling houses on the site. These dwelling houses would be laid out in an informal row and they would each be of an individual design. The house plots would be denoted as 1 (western), 2 (central), and 3 (eastern). The dwelling houses on the former and latter plots would be split-level, while the one on the central plot would be of single storey form. In each case, three-bed/six-person accommodation would be provided over floorspaces of 147.1, 139.29, and 169.07 sqm, i.e. a total floorspace of 455.46 sqm.
- 2.2. Each dwelling house would be accessed by means of a recessed gated site entrance and driveway. Existing site boundaries would be retained and the new

eastern boundary and the boundaries between the house plots would be denoted by metal paddock fencing and planting.

- 2.3. Under further information, the house designs were simplified, and the ridge heights were lowered slightly. The external finished colour of the lower floor of the split-level dwelling houses was respecified as a darker one, too. A formal footpath running between all three dwelling houses was omitted in favour of a strimmed path in the meadow.

3.0 Planning Authority Decision

3.1. Decision

Following receipt of further information, permission was granted, subject to 20 conditions, one of which, denoted as No. 3, requires that the finished floor levels of dwellings Nos. 2 and 3 be lowered relative to finished floor level of dwelling No. 1, in order to minimise visual impact.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The following further information was requested:

- Design approach to be modified to that of a unified, simplified, vernacular one:
Ridge heights not to exceed 8m,
- Photomontages to be submitted, and
- Cross and longitudinal sections, incorporating adjacent dwelling houses to the east and to the west and adjacent roads, to be submitted.

3.2.2. Other Technical Reports

- IFI: Defers to IW.
- TII: No observations.
- IW: No objection + standard observations.
- Cork County Council:

- Area Engineer: No objection, subject to conditions.

4.0 Planning History

- 10/614: 4 serviced sites for dwellings and all associated site works: Permitted, subject to conditions, one of which stated that maximum ridge heights to be “in the order of 8m”. (3 of the 4 sites are comprised in the current application site).
- 15/590: Extension of time to 10/614 for 5 years until 24th November 2020: Permitted.
- PPW 20/47: Meeting held on 31st January 2020.

5.0 Policy and Context

5.1. National Planning Guidelines

Sustainable Residential Development in Urban Areas Guidelines

5.2. Development Plan

Under the Cork County Development Plan 2014 – 2020 (CDP), Glandore Village is shown as lying within the Landscape Character Type 3, Indented Estuarine Coast, which is deemed to be of very high landscape value and sensitivity and national importance. The R597, which passes through Glandore, is designated a scenic route.

Objective GI 6-2 addresses landscape and development as follows:

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

Under the West Cork Municipal District Local Area Plan 2017 (LAP), the site is shown as lying within the development boundary around Glandore Village and in an existing built-up area. Objective DB-03 states, “Protect and enhance the attractive coastal setting and landscape character of the village.”

5.3. Natural Heritage Designations

- Myross Wood SAC (001070)
- Castletownsend SAC (001547)
- Kilkeran Lake and Castlefreke Dunes SAC (001061)
- Galley Head to Duneen Point SPA (004190)
- Sheep’s Head to Toe Head SPA (004156)

5.4. EIA Screening

Under Item 10(b)(i) of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001 – 2021, where more than 500 dwelling units would be constructed the need for a mandatory EIA arises. The proposal is for the development of 3 dwellings. Accordingly, it does not attract the need for a mandatory EIA. Furthermore, as this proposal would fall well below the relevant threshold, I conclude that, based on its nature, size, and location, there is no real likelihood of significant effects upon the environment and so the preparation of an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

(a) Liam & Helen Quirke of Rushanes

- The proposed roof heights would be too high and so scenic harbour views would be lost: Greater site excavation and a redesign of the roofs is needed.
- The slight changes submitted under further information fall short of what is needed.

- As the dwelling houses would be second homes consideration should be given to their number and density on a site with no extant permission.

(b) Angela Fahy of Rushanes

- Use
 - No condition has been attached to require that even the one dwelling house proposed as a permanent residence would be such.
 - The two proposed seasonal dwelling houses would increase the stock of such dwelling houses in the village at a time when more permanent dwelling houses area needed.
- Design, density, and impact on public views
 - At present uninterrupted scenic harbour views are available from the local road over the site. Consequently, this road is a valuable recreational route for walkers and cyclists.
 - Attention is drawn to the diminution of these views that would result particularly from the roof of dwelling house No. 1.
 - Greater excavation of the site and the specification of single storey dwelling houses would ensure that the development has less visual impact. While the resulting private views from such dwelling houses would be less, public views would be retained to a greater extent. In this respect, an older decision for Cuan Dor Haven required these measures in order to reduce the impact on views from the local road.
 - The proposal fails to give sufficient attention to Policy DB-03 of the LAP, which undertakes “to protect and enhance the attractive coastal setting and landscape character of the village.”
- Conditions
 - Condition No. 3 is insufficiently precise, i.e. it does not state by how much the ground floors should be lowered by.
 - Condition No. 15 appears to be mistaken, i.e. there is no wooden house on the site and 3 rather than 1 entrance aprons are proposed.

6.2. Applicant Response

Planning policy context

- Under the LAP, the site lies within the development boundary around Glandore Village and in an existing built-up area.
- National planning policies are cited that refer to the location of new housing within recognised settlements. Circular Letter NRUP 02/2021 emphasises the need to “to adapt the scale, design, and layout of housing in towns and villages to ensure that...development responds appropriately to the character, scale, and setting of the town or village.” The proposal would reflect this advice within the context of Glandore Village.

Planning history and the principle of development on the site

- The planning history of the site is reviewed by referring to permitted application 10/614 and 15/590. Precedent has thereby been established for the current proposal.

Design and character of the proposal

- The design and layout of the proposal capitalises upon the site’s topography. Each dwelling house would be distinguishable design wise and yet they would read as one ensemble, which is laid out in a gentle arc formation.
- Each dwelling house would present to the local road as a single storey form. The design and finishing material commonalities would also be apparent.
- The 8m height restriction imposed by Condition No. 3 attached to the permission granted to application 10/614 would be respected. The incursion into views of the Harbour would thereby be limited.
- The visual impact of the dwelling houses from vantage points to the south would be eased by the specification of a charcoal-coloured render to the lower floors and blue/black slate to the roofs.
- Minimal disruption to the topography and boundaries of the site is proposed and, in this respect, the driveways would work with the existing contours to lessen their visual impact.

Visual impact/design impact upon residential amenity

- The site lies within an area of high landscape value and the R597, which passes through Glandore, is a scenic route. Views of the site from this regional road are limited by topography and vegetation.
- Seven protected structures are identified within the area surrounding the site (cf. Figure 2.6 in the applicant's response). These structures would be physically removed from this site and so its development would not have any impact upon them.
- The site is not the subject of any protected views or prospects.
- The applicant describes the site within its context, and he summarises the design approach adopted by the proposal. Likely impacts of this proposal are anticipated with respect to residents of adjacent dwelling houses and users of the R597 and the L-8326-0.
- Paragraph 13.6.10 of the CDP is cited, which acknowledges that "landscapes are dynamic and continuously evolving" and so objectives seek to manage change to ensure that "the past remains visible for future generations". The proposal would entail the provision of well considered dwelling houses within a context of existing dwelling houses on a site where development in principle is accepted.
- The applicant has undertaken a visual assessment of the proposal, which utilises 11 viewing points. A summary table on page 27 of his response sets out the results of this assessment and it distinguishes pre- and post-mitigation scenarios. Remedial and mitigation measures are cited. While these are largely innate to the design approach adopted, they also include landscaping measures, e.g. the re-establishment of a natural meadow and the planting of indigenous shrubs. The visual assessment concludes that the proposal would not have a significant visual impact.

Condition No. 3

- The applicant requests that this condition be omitted, which requires lower finished ground floor levels. He states that it would require a greater reworking of existing ground levels, which would be less sustainable, and it fails to

recognise that the 8m height restriction applied by Condition No. 3 attached to the permission granted to 10/614 would be adhered to, i.e. the proposed ridgelines would not be higher than 8m above existing ground levels.

Condition No. 15

- The applicant requests that this condition be omitted, as it refers to another site with a wooden house.

6.3. **Planning Authority Response**

The applicant's response requests the Condition No. 3 be omitted. Under further information, simplified designs of the proposed dwelling houses were submitted. No objection would be raised to any further simplifications that the Board may seek, in order to protect the strong vernacular of the village core. Condition No. 15 was included in error.

6.4. **Observations**

None

6.5. **Further Responses**

Response of appellant (a) to the Planning Authority's response has prompted the following points:

- The current application was lodged after the previous permission for the site had expired.
- Since the previous permission was granted, planning and environmental policies/objectives have changed.
- Given the expiration of the previous permission, no obligation exists to grant permission for the same number of house plots.
- The site affords spectacular views over Glandore Harbour (Cuan Dor = The Harbour of Oak).
- Exception is taken to the height of the proposed rooflights.

- Proposed dwelling houses Nos. 1 & 2 would obstruct views of the Harbour, i.e. they would be reduced to glimpses between these dwelling houses.
- Proposed dwelling house No. 3 especially would be too high and yet the applicant objects to any lowering of it.
- The local road is a popular recreational route.
- Recent dwelling houses in Glandore have been constructed on lowered sites, e.g. the two to the south-west of the site.
- The site should be developed on the basis of only two dwelling houses on lowered sites.

Response of applicant to the Planning Authority's response

The applicant addresses the Planning Authority's invitation to the Board to simplify further the design of the proposed dwelling houses. He draws attention to the location of the site outside the village core and on the edge of Glandore. He draws attention, too, to the design of the proposed dwelling houses, which would present to the public road as single storey forms under straight gabled double pitched roofs and finished in traditional materials. They would thus reflect the local vernacular of dwelling houses on the edge of the village and so no further simplification in their design is needed.

6.6. **Consultees**

An Taisce: Attention is drawn to the highly sensitive coastal landscape of Glandore and the need to ensure that the visual impact of the proposal is fully assessed and mitigated, as appropriate. Attention is also drawn to the need to ensure that adequate waste water treatment capacity exists.

7.0 **Assessment**

- 7.1. I have reviewed the proposal in the light of the Sustainable Residential Development in Urban Areas Guidelines, Cork County Development Plan 2014 – 2020 (CDP), West Cork Municipal District Local Area Plan 2017 (LAP), relevant planning history, the submissions of the parties and the consultee, and my own site visit. Accordingly,

I consider that this application/appeal should be assessed under the following headings:

- (i) Zoning/land use and planning history,
- (ii) Landscape and visual impacts,
- (iii) Development standards,
- (iv) Traffic, access, and parking,
- (v) Water, and
- (vi) Appropriate Assessment.

(i) Zoning/land use and planning history

- 7.2. Under the LAP, Glandore is identified as a village and the site is shown as lying within the development boundary around this village and in an existing built-up area. Under Objective ZU 3-1 of the CDP, the development of sites within existing built-up areas that supports the existing primary land use is normally encouraged. Within the existing built-up area of Glandore, residential uses would be primary and so the development of the site for residential use would be acceptable in principle.
- 7.3. The site forms the majority of the site that previously had planning permission for 4 serviced house plots. This permission was granted to application 10/614 and subsequently extended, under application 15/590, up until 24th November 2020. The current application was lodged on 19th November 2020 and made on 21st December 2020. The site extends over 3 of the 4 serviced house plots. Under the proposal, these house plots would be developed to provide 3 dwelling houses. Thus, the proposed development would reflect that which has previously been envisaged for the site.
- 7.4. The site has an area of 0.55 hectares and so its development to provide 3 dwelling houses would represent a low density, i.e. c. 5.5 dwellings per hectare. Under the Sustainable Residential Development in Urban Areas Guidelines, advice on the density of new housing sites on the edge of villages envisages situations wherein a density of less than 15 – 20 dwellings per hectare can be entertained. To anticipate my discussion of landscape and visual impacts, the sensitivities and constraints of the site are such that a higher density than that proposed would be challenging to achieve in practise.

- 7.5. Appellant (a) requests that the number of dwelling houses be reduced from 3 to 2. While the extant permission for the site has expired, I consider that it provides a historic precedent for granting 3 house plots on the site. Unless there has been a material change in planning circumstances in the interim, to require that the site be developed to a lower density would not be tenable. I am not aware of any such changes that would have a bearing on density.
- 7.6. Both appellants express concern that 2 of the 3 proposed dwelling houses would be occupied on only a seasonal basis. They state that the village is in need of more dwelling houses that would be occupied all year round. The case planner discussed this issue only to conclude that, in the absence of any policy/objective that addresses this issue, she was not in a position to pursue it. I concur with her appraisal in this respect.
- 7.7. I conclude that the proposal would accord with the zoning of the site. I conclude, too, that the density of the proposed development would reflect that previously envisaged for the site under historic permissions. This density would, in principle, continue to be appropriate. Additionally, I conclude that, in the absence of any policy/objective, the duration of the occupancy of the proposed dwelling houses is not something that can be addressed.

(ii) Landscape and visual impacts

- 7.8. Under the CDP, the site is shown as lying within the Landscape Character Type 3, Indented Estuarine Coast, which is deemed to be of very high landscape value and sensitivity and national importance. The R597, which passes through Glandore, is identified as a scenic route. Under the LAP, the site is shown as lying within the development boundary around Glandore and in an existing built-up area where the primary land use is residential. These overlapping designations mean that the site lies within a landscape of very high value and sensitivity and within lands that, in principle, are available for residential development.
- 7.9. The site lies on slopes that rise generally in a north easterly direction from the centre of Glandore Village, which lies on a stretch of northern coastline to Glandore Harbour. This Village is served by the R597, a recognised scenic route. Due to the local topography, hedgerows, woodlands, and buildings, views of the site are few in number from this scenic route with, perhaps, the most significant being from the

Glandore Coastguard Station, c. 0.7km to the south-west (cf. Viewpoint No. 10 of the applicant's visual assessment).

- 7.10. During my site visit, I observed that uninterrupted southerly views across the undeveloped site encompass the sweep of Glandore Harbour. These views are available from the local road, the L-8326-0, which runs along the northern boundary of the site. This road rises in an easterly direction and the views are available through a gap in the north-western corner of the site and at low points in the northern boundary wall to the site. While these views are of considerable scenic value, they do not enjoy any formal protection in either the CDP or the LAP.
- 7.11. Under the proposal, 3 dwelling houses would be constructed on the site. These dwelling houses would be laid out in a gentle arc and they would present to the local road as single storey forms. Their arrangement is depicted visually in the site long sections on drawing no. 10992-0-100 revision 5 and in the Viewpoints Nos. 1 – 4 of the applicant's visual assessment. Under further information, the footprints of the dwelling houses on plots nos. 2 and 3 were simplified, i.e. diagonal elements were straightened, and a slight reduction in ridgeline heights was achieved. The applicant's site cross sections (drawing no. 10992-0-301 revision 2) through each of the dwelling houses illustrates that the 8m height restricted imposed by the historic permissions for the site would be adhered to. Nevertheless, Condition No. 3 attached to the Planning Authority's permission requires that the "finished floor level of proposed dwellings 2 and 3 shall be lowered relative to the existing ground levels and relative to the finished floor level of dwelling 1" in order to minimise the visual impact of the proposal.
- 7.12. The applicant has submitted a visual assessment which examines the landscape and visual impacts of the proposal from 11 viewpoints, some of which are in the immediate vicinity of the site and some of which lie at a distance from this site. This assessment concludes that, following mitigation, no significant visual impact would ensue.
- 7.13. Of the more distant viewpoints, No. 10, cited above, is of particular interest as it lies on the scenic route of the R597. From this public vantage point, the undeveloped site is presently viewed below the skyline and it reads as a green space set in amongst existing dwelling houses. With the proposal in-situ the existing green space would be

reduced in extent and the row of dwelling houses would be seen, although at c. 0.7km, they would merge in their presentation. These dwelling houses would rise in their ridgeline heights from west to east and yet even the highest would lie below the skyline formed by trees in the background. The finishing of the lower floors in dwelling houses nos. 1 and 3 in charcoal coloured render would, at the margin, reduce the perceived visual presence of the ensemble. The landscape and visual impacts of the proposal would thus amount to an increase in the proportion of buildings to natural landscaping and so a more built-up landscape would ensue.

7.14. Of the short-range views, Nos. 1 – 4, cited above, are of particular interest as they lie along the L-8326-0, a public road.

- Viewpoint No. 1 looks east along the public road from the north-western corner of the site. From this viewpoint, the presence of the 3 dwelling houses in a row on the right-hand side would be evident. They would be seen in conjunction with the existing prominent dwelling house to the north-east of the site on the left-hand side.
- Viewpoint No. 2 looks south over the western portion of the site. Under the proposal, this viewpoint would look through the entrance to dwelling house no. 1 and through the gap between this dwelling house and dwelling house no. 2 towards Glandore Harbour. The extensive view of the Harbour would be truncated.
- Viewpoint No. 3 looks south over the eastern portion of the site. Under the proposal, this viewpoint would look through the entrance to dwelling house no. 3 and through the gap between this dwelling house and dwelling house no. 2 towards Glandore Harbour. The panoramic view of the Harbour would be interrupted, i.e. the Harbour would be visible on either side of dwelling house no. 2, the far headland would be visible above this dwelling house, and the near headland would be obstructed by dwelling house no. 3.
- Viewpoint No. 4 looks south-west over the site from in front of the above cited existing prominent dwelling house. Under the proposal, the roofscape of the dwelling houses would be evident almost entirely below the line of the Harbour. Consequently, the panoramic view of Glandore Harbour would be retained.

(I note in this respect that the fourth house plot within the original site would lie within this viewpoint and that its future development would affect it. I note, too, that, as the development boundary around Glandore Village runs along the southern boundary of the public road, lands in the foreground of this viewpoint maybe developed, too, in the future).

- 7.15. The appellants express alarm at the impact that the proposal would have upon the views that are presently available across the site. They seek the amelioration of this impact by the reduction in the number of the dwelling houses and their re-siting at lower levels and/or their redesign. In attaching Condition No. 3, the Planning Authority, too, seeks further amelioration beyond that which was achieved under further information.
- 7.16. I note that the applicant has designed the proposal within the parameters that were set out in the permission for the site, which was until recently extant. I am not aware of any material change in planning circumstances that has occurred since this permission was granted that would prompt a different approach to the site's development. I note, too, that the siting of the proposed dwelling houses would capitalise upon the site's levels, while minimising the amount of cut and fill that would be necessary, and their design would reflect the local vernacular.
- 7.17. Mindful of the absence of protected views across the site, the planning history of the site, which has shaped the design approach adopted, and Condition No. 3, I have examined the critical Viewpoints Nos. 2 and 3. I do not consider that any reduction in the finished floor levels of dwelling houses nos. 2 and 3, which could reasonable be required of the current proposal, would lead to an outcome wherein any meaningful amelioration of the loss of views across the site would ensue. While I understand the concern of the appellants and the Planning Authority in this respect, I consider that Condition No. 3 would not allay this concern and that to require the applicant to undertake a complete redesign of the proposal would not be reasonable.
- 7.18. I am aware that, as drafted, Condition No. 3 is insufficiently precise, but even if it were to be revised in this respect, my above commentary would be relevant.
- 7.19. I conclude that, given the planning context pertaining to the site, the proposal would be an acceptable addition to the landscape, and it would be compatible with the visual amenities of the area.

(iii) Development standards

- 7.20. The proposal would entail the provision of 3 three-bed/six-person dwelling houses. The western and eastern house plots would be developed to provide split level dwelling houses while the central house plot would be developed to provide a single storey dwelling house. Their floorspaces would be 147.1, 169.07 sqm, and 139.29, respectively.
- 7.21. Each dwelling house would afford a satisfactory standard of accommodation both quantitatively and qualitatively. Each dwelling house would be designed to meet the Passive House standard and be “A” rated on the BER scale. In this respect, the sloping nature of the site and its southerly aspect would be capitalised upon in their design.
- 7.22. I conclude that the proposal would afford a satisfactory standard of amenity to future occupiers.

(iv) Traffic, access, and parking

- 7.23. At present the site is effectively unused and so it does not generate traffic. Under the proposal, 3 dwelling houses would be provided, and so future households would generate traffic.
- 7.24. Access to the site is presently available through a gap in the northern boundary wall, which runs alongside a local road, the L-8326-0. This is a through road which runs between a junction with the R597 at the eastern entrance to the village and a junction with the R597 in the centre of the village. It rises at appreciable gradients from the latter junction in an easterly direction. This local road is of single lane width, without formal passing places, and it is lightly trafficked, apart from in the summer months when it can provide an alternative route to the R597 during periods of traffic congestion in the village. The local road is the subject of an objective, U-02, to upgrade it, as far as the site, in the LAP.
- 7.25. Under the proposal, insofar as the existing access to the site also provides a private right of way to the adjoining residential property to the west, it would be retained. Otherwise, each of the dwelling houses would be served by a new vehicular access from the southern side of the local road. Each access would be formally laid out with a recessed gateway and accompanying splayed stone piers. A pair of metal padlock gates would complement the metal padlock fencing that would be erected along the

driveways, and the recessed area forward of the gateway would be of sufficient size to facilitate vehicles pulling-in to allow passing manoeuvres to occur on the local road. The specification of 3 accesses would multiply the opportunities for such manoeuvres along a stretch of the local road where they do not exist at present. Drivers, cyclists, and walkers would be assisted thereby.

- 7.26. The driveways would have permeable surfaces and they would terminate in two car parking spaces with associated turning space. These driveways would work with the contours of the site. Details of their actual gradients have not been submitted and so they should be conditioned to ensure their useability/safety.
- 7.27. Condition No. 15 attached to the Planning Authority's permission has been raised by appellant (b) and the applicant as mis-placed. The Planning Authority has concurred with this assessment and so it should be omitted.
- 7.28. I conclude that the proposal would raise no traffic, access or parking issues.

(v) Water

- 7.29. Under the proposal, each dwelling house would be served by a private well for potable water.
- 7.30. The site is served by an existing waste water drain and an existing storm water drain. These private drains run on an east/west axis in parallel with the southern boundary of the site and adjacent to the private road, which runs beside this boundary. They connect to the public waste water and storm water sewers to the south-west of the site. Each dwelling house would be connected to these private drains. In the case of the on-site storm water drainage arrangements, the roofs and driveways of the proposal would be served, and deep soak pits would attenuate the discharge to the existing private stormwater drain.
- 7.31. Details of the siting of the proposed wells and the layout of the on-site drainage arrangements are shown on drawing PS 101 revision A. An accompanying Engineering Design Report includes a pre-connection enquiry response from Irish Water, which confirms the feasibility of connecting to its sewer without recourse to upgrading works. Irish Water, as a consultee to the application, advises that a connection agreement would be needed for the envisaged indirect connection to the public waste water sewer.

7.32. Under the OPW's flood maps, the site is not identified as being the subject of any flood risk.

7.33. I conclude that the proposal would raise no water issues.

(vi) Appropriate Assessment

7.34. The site is on the edge of the functioning village of Glandore. The proposal is for its development to provide for residential use in accordance with the predominant surrounding land use. This site is neither in nor beside a European Site. The nearest such sites are at some considerable remove to the south-west in Castletownsend and Myross, i.e. Castletownsend SAC (001547) and Myross Wood SAC (001070). No source/pathway/receptor routes exist between this site and these or any other European Sites. Insofar as the site would be connected to public services, I am not aware of any capacity issues relating to the relevant WWTP.

7.35. Having regard to the nature, scale and location of the proposal, the nature of the receiving environment, and the proximity of the site to the nearest European Sites, it is concluded that no Appropriate Assessment issues arise as the proposal would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

That permission be granted.

9.0 Reasons and Considerations

Having regard to the Sustainable Residential Development in Urban Areas Guidelines, the Cork County Development Plan 2014 – 2020, the West Cork Municipal District Local Area Plan 2017, and the planning history of the site, it is considered that, subject to conditions, the proposed development of the site for residential use would be acceptable and that the specification of three dwelling houses would be an appropriate density of development on this site. The proposal would be capable of being absorbed within the landscape of Glandore Village and it would be compatible with the visual amenities of the area. The proposed dwelling houses would afford an acceptable standard of amenity to future occupiers. Traffic

generated by the proposal would be capable of being accommodated satisfactorily on the public road network and proposed access, parking, and turning arrangements would be acceptable. No water or Appropriate Assessment issues would arise. The proposal would accord with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 20th day of July 2021 and by the further plans and particulars received by An Bord Pleanála on the 12th day of October 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) Plans and elevations of the proposed site entrances and the retained northern boundary wall shall be submitted.</p> <p>(b) Cross sections of the proposed driveways to each dwelling house shall be submitted showing the gradients of these driveways.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In order to afford the Planning Authority the opportunity to control this aspect of the proposal, in the interests of visual amenity, usability, and safety.</p>

3.	<p>The landscaping scheme shown on drawings nos. 10992-0-800 (revision 2), 801 (revision 1), and 802 (revision 1) as submitted to An Bord Pleanála on the 12th day of October 2021 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
4.	<p>The water supply to serve the proposed dwellings shall have sufficient yield to serve the proposed development, and the water quality shall be suitable for human consumption. Details, demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure that adequate water is provided to serve the proposed dwelling, in the interest of public health.</p>
5.	<p>Prior to commencement of development, the developer shall enter into a waste water connection agreement with Irish Water.</p> <p>Reason: In the interest of public health.</p>
6.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>

7.	<p>The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.</p> <p>Reason: In the interest of visual amenity.</p>
8.	<p>The external walls shall be finished in the colours shown on the elevations for each dwelling house submitted to the Planning Authority on the 20th day of July 2021.</p> <p>Reason: In the interest of visual amenity.</p>
9.	<p>Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwelling houses without a prior grant of planning permission.</p> <p>Reason: In order to afford the Planning Authority the opportunity to control future development, in the interests of visual amenity.</p>
10.	<p>The developer shall pay to the planning authority a financial contribution of €6,416 (six thousand four hundred and sixteen euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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Hugh D. Morrison
Planning Inspector

10th December 2021