



An
Bord
Pleanála

Inspector's Report

ABP-313699-22

Development	Construction of a mobile home storage, sale and repair yard with the associated warehouse shed and prefabricated site office unit new hardstand surface, filling of site, vehicular access and all ancillary site works.
Location	Ballyhooly Road, Glanworth, Mallow, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	215236
Applicant(s)	Declan Browne Electrical Ltd.
Type of Application	First Party.
Planning Authority Decision	Grant with conditions
Type of Appeal	Third Party
Appellant(s)	PC Quality Homes Limited
Observer(s)	None.
Date of Site Inspection	22/09/2022.
Inspector	Auriol Considine

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	6
3.1. Decision	6
3.2. Planning Authority Reports	6
3.3. Prescribed Bodies	9
3.4. Third Party Observations	9
3.5. Elected Members	9
4.0 Planning History.....	9
5.0 Policy Context.....	10
5.1. Development Plan.....	10
5.2. Natural Heritage Designations	13
5.3. EIA Screening	13
6.0 The Appeal	14
6.1. Grounds of Appeal	14
6.2. First-Party Response to Third-Party Appeal.....	16
6.3. Third-Party Response to First-Party Response to Third-Party Appeal	18
6.4. Planning Authority Response	18
6.5. Observations	18
7.0 Assessment.....	19
7.1. Procedural Issues:	19
7.2. Principle of the Development:	20
7.3. Roads & Traffic	21
7.4. Visual Impacts.....	23

7.5. Other Issues.....	25
8.0 Appropriate Assessment.....	28
8.1. Introduction	28
8.2. Consultations	28
8.3. Screening for Appropriate Assessment.....	28
8.4. Qualifying Interests for Natura 2000 Sites within Zone of Influence	30
8.5. Conservation Objectives:	32
8.6. Potential Significant Effects.....	33
8.7. Mitigation Measures	34
8.8. In Combination / Cumulative Effects	34
8.9. Conclusion on Stage 1 Screening:.....	34
9.0 Recommendation.....	35
10.0 Reasons and Considerations	35

1.0 Site Location and Description

- 1.1. The subject site lies within the settlement boundary of Glanworth, a village which lies approximately 8km to the north west of Fermoy, in Co. Cork. The village is identified as a Key Village in the current CDP and the R512 Regional Road runs through the village in a north – south direction, connecting Fermoy to the south east and Kildorrery and the N73 to the north. The village itself offers a variety of services including a national school, church, playing pitches and a community centre.
- 1.2. The site lies to the south west of the village and is accessed off the Ballyhooly Road, which runs in a westerly direction from the R512. To the east of the proposed site entrance, there is an existing splayed entrance which provides access to commercial garages and to the subject site. The access road dissects a large greenfield site which is bound to the east by a residential estate, and agricultural land to the north and west. There is an existing residential property and a Cork County Council compound located to the west fronting onto the public road.
- 1.3. The subject site has a stated area of 1.61ha and is currently under grass. The primary area for development will be to the north of the wider site which has, up to recently, been used as a soccer pitch.

2.0 Proposed Development

- 2.1. Permission is sought, as per the public notices for the construction of a mobile home storage, sale and repair yard with the associated warehouse shed and prefabricated site office unit. Site works will include the raising of levels by the importation of granular fill and a small element of cut, with materials generated from the cut used within the development and for landscaping and boundary treatment. The proposal also includes a vehicular entrance off the Ballyhooly Road and all associated site, drainage, and development works, all at Ballyhooly Road, Glanworth, Mallow, Co. Cork.
- 2.1. The application included the following documents:
 - Plans and particulars
 - Cover letter

- Completed planning application form
- Planning Statement
- Engineering Report
- Traffic Report & Drainage

2.2. Unsolicited further information was submitted to the PA following the third-party objection on the 16th June 2021. The submission seeks to address the issues raised, including the description of the surrounding uses being 'primarily residential', which is not the case. The following is also relevant:

- The proposed development accords with the zoning objective.
- The soccer pitch has not been in use in the past 6 years and since the new Astro turf pitch was built in Glanworth. There will be no loss of amenity.
- Access road and visibility issues have been addressed.
- The haulage route will be via the R512 in order to connect to the national road network. The route is capable of accommodating the movement of large vehicles and does so on a daily basis.
- The information submitted is clear.
- A maximum of 30 mobile homes will be stored on the site at any given time, and in single storey (not stacked as suggested).
- Landscaping is proposed.
- There is no requirement for foul drainage services as workers will not be on site on a full-time basis.
- The viability of the proposal is a matter for the applicant.

2.3. Following the request for further information the applicant sought an extension of time to respond to the request, which was duly approved by the PA.

2.4. Following request for further information, the applicant submitted responses to all issues raised in the further information request. Of particular note, the development now proposes to install a WWTP to deal with waste water arising from the proposed development. The Board will note that the applicant submitted that the response to the FI request did not contain significant additional information contrary to the

original scheme and no modifications likely to have any negative impacts on adjoining landowners, neighbouring amenities and the locality are proposed. As the applicant concludes that the further information submitted does not materially or significantly alter the proposed development, there is no basis to deem the response significant warranting re-advertisement of the application.

2.5. The response to the FI request included the following documents:

- Cover letter
- Updated plans and particulars
- Revised landscaping plan
- Revised Civil Engineering Report
- Letter of agreement between applicant and adjacent landowners to cut back a tree to allow sightlines.
- Revised swept Path Analysis drawings
- Site Characterisation report
- Irish Water Confirmation of Feasibility Letter
- Flood Risk Assessment Report

3.0 **Planning Authority Decision**

3.1. **Decision**

The Planning Authority decided to grant planning permission for the proposed development subject to 38 conditions.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The initial planning officers report considers the proposed development in the context of the location of the site, the policy provisions internal consultations and third-party submissions. The report includes paragraphs on AA and EIAR. In terms of assessment, the report concludes that the principle of the development can be

considered in the context of the location of the site within the settlement. In terms of the proposal to fill the land, the report notes that it is intended to raise the site levels by approximately 1m and there is no objection in this regard, subject to the satisfaction of the requirements of the Environment Officer.

Concern is raised in terms of the extent of the hard standing proposed in terms of visual impact and flood risk as well as surface water management which has not been addressed. Concerns are also noted with regard to the access to the site and its location outside the 50k/ph zone for the village. Further information is also required in relation to water services and connections.

The Board will note that the SEP also prepared a report in relation to the subject application, noting the report of the Area Engineer and recommends that FI be sought in line with the report of the Area Planner.

Following the submission of the response to further information, the planning officers report noted that the applicant responded to all issues raised. The ongoing concerns of the Area Engineer are noted but given the lack of available time, no clarification on issues raised by the AE could be sought. The conditions recommended by the AE are noted. The PO notes the revised proposals to now provide for an on-site wastewater treatment unit to service the 2 toilets now proposed as part of the development. The proposed location of the unit within a flood risk area is noted and it is recommended that a condition be included requiring the submission of an updated Site Suitability Assessment relocating the proposed treatment unit to a location on the site which is not at risk from pluvial flooding.

The response to the FI request included a Flood Risk Assessment and a revised design for the surface water drainage system which will serve the site. Anomalies in the submission are noted and would have been the subject of a clarification request had time allowed. Conditions are recommended to be included with further calculations, conclusions and recommendations from the FRA required for agreement with the PA.

Ultimately, the final POs report recommends a grant of permission with conditions.

This recommendation is supported by the Senior Executive Planner.

These Planning Reports formed the basis of the Planning Authority's decision to grant planning permission subject to conditions.

3.2.2. Other Technical Reports

Environment Report: The report notes that the works will include the raising of the levels by the importation of granular fill and a small element of cut, with materials generated from the cut used within the development and for landscaping and boundary treatment. The report notes that the applicant advises that 'no soil and stone waste material will be imported on to the site as previously proposed and therefore there is no waste involvement'.

Clarification is required on the basis of the information submitted and that the applicant should be advised that waste authorisation shall not be granted for the site, as this application is not proposing to import any inert waste material. A revised Planning Civil Engineering report is therefore required to be submitted.

Following receipt of the response to the FI request, the Councils Environment Officer noted the content of the revised Planning Civil Engineering report and advised no further objections to the development on environmental grounds subject to conditions.

Area Engineer: The report from the Councils AE notes the detail of the proposed development and requires that further information be sought with regard to a number of issues relating to the proposed entrance and sight distances, water services including connections, surface water and flood risk.

Following receipt of the response to the FI request, the Councils AE required clarification on a number of issues.

A second report is noted on the PAs file whereby the Area Engineer noted that there was a time constraint on the file and that a request for clarification could not be accommodated. The report includes conditions to be included in any grant of planning permission.

Ecologist Report: The Councils Ecologists report noted that there were no drains on the site and no direct hydrological linkage to the River Fursion. It is noted that the current Glanworth WWTP is

currently overloaded and that an increase in loading could have a potential impact on water quality in the River. The proposals for the site boundaries is noted including the retention of trees and hedgerows to the north and that the proposal will require the removal of sod and stone ditch with hedgerow for the proposed entrance to the south.

The report concludes that AA will be completed on receipt of further information.

Following the submission of the response to the FI request, the Councils Ecologist notes the requirements of the AE in relation to the location of the WWTP outside of the identified flood zone. In terms of AA, the report includes a screening assessment and concludes recommending permission with the inclusion of conditions.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

There is one third-party submission noted on the PA file. The objector is also the appellant in this case. The issues raised to the PA reflect those issues raised in the appeal to the Board – please refer to Section 6 of this report for details.

3.5. **Elected Members**

None.

4.0 **Planning History**

PA ref: 20/5222: Permission refused to the current applicant for the importation of soil/stone for the raising of ground levels, construction of a shed for the storage of mobile homes for use in conjunction with Mobile Home business, hard standing area,

vehicular entrance and all ancillary works. The PA refused permission for the following stated reason:

The proposed vehicular access to the site adjoins a busy public road that is poorly aligned, at a point where sightlines are restricted in both directions. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard as the cross-traffic movements likely to be generated by the proposed development, the restricted turning radii at the junction of the L-1413 and the R512 which precludes the safe turning of wide and long vehicles and the inadequate sight lines, would interfere with the safety and free flow of traffic on the road.

To the immediate east of the site:

PA ref: 19/05486: Permission granted to PC Quality Homes Ltd., for the construction of 31 no. dwelling houses and all associated site development works.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Board will note that the Elected Members of Cork County Council made the Cork County Development Plan 2022-2028 and adopted the Plan on the 25th of April 2022. The Plan came into effect on the 6th of June 2022. It is noted that the application, the subject of this appeal, was submitted under the provisions of the previous 2014 County Development Plan. The Board will note that the adoption of the 2022 Cork County Development Plan replaces this policy document.
- 5.1.2. Chapter 7 of the CDP deals with Economic Development and Section 8.15 deals with the Rural Economy. Specific policies are noted in relation to the rural economy including as follows:
- CDP Objective EC: 8-13: Rural Economy
 - a) Encourage employment growth in County towns to support the population of the towns and their wider rural catchments.

- b) Strengthen rural economies through the promotion of innovation and diversification into new sectors and services including to ensure economic resilience and job creation.
 - c) New development in rural areas should be sensitively designed and planned to provide for the protection of the biodiversity of the rural landscape.
- CDP Objective EC: 8-14: Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged where:

- The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity.
- The development will enhance the strength and diversity of the local rural economy.
- The proposal will not adversely affect the character, appearance, and biodiversity value of the rural landscape.
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal.
- The proposal has a mobility plan for employees home to work transportation.
- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene.
- The provision of adequate water services infrastructure; and
- Provision of a safe access to the public road network.

5.1.3. Chapter 11 deals with Water Management with Section 11.11 dealing with Flooding. The subject site is identified as being located within a pluvial flood zone.

5.1.4. Chapter 14 of the CDP deals with Green Infrastructure and Recreation which includes Landscape matters. The subject site is located within an urban area in a High Value Landscape and the rural area outside of the settlement boundary of Glanworth is identified as a Stronger Rural Area. There are no Scenic Routes or

protected views and prospects noted in the vicinity of the site. CDP Objective GI 14-9: Landscape is considered relevant, and states as follows:

- 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 land-use proposals, ensuring that a pro-active view of development is undertaken while protecting 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.

5.1.5. In addition to the above, the site is located on an approach road to the village of Glanworth. As such, Objective GI 14-15: Development on the Approaches to Towns and Villages is considered relevant and seeks to ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements.

5.1.6. Chapter 16 deals with Built and Cultural Heritage. While Glanworth is identified as an historic settlement, the site does not lie in proximity to any protected structures or national monuments.

5.1.7. Chapter 18 of the CDP deals with Zoning and Land Use. The subject site is located within the development boundary of the village of Glanworth on lands which in part, do not have a specific zoning afforded to it. The area of the site to the south, and adjacent to the public road, is zoned B-01: Business and General Employment where it is the objective of the zoning to provide a small-scale business uses including tourist related uses. This area extends to 1ha in size. The primary area for development relates to the land within the settlement boundary, but with no specific zoning objective. The following objectives are considered relevant:

- ZU 18-2: Development and Land Use Zoning

Ensure that development, during the lifetime of this Plan, proceeds in accordance with the general land use objectives and any specific zoning objectives that apply to particular areas as set out in this Plan.

- ZU 18-3: Development Boundaries

For any settlement, it is a general objective to locate new development within the development boundary, identified in this Plan that defines the extent to which the settlement may grow during the lifetime of the Plan.

5.2. Natural Heritage Designations

The site is not located within any Natura 2000 site. The closest Natura 2000 site is the Blackwater River (Cork/Waterford) SAC (Site Code: 002170) which is located approximately 4.7km to the south and the same SAC also located 6.8km to the west. The site does lie, however, approximately 280m to the west of the River Funsion, which flows into the River Blackwater, and the Blackwater Callows SPA, (Site Code: 004094) approximately 8km to the south east of the site.

The Carrigeenamronety Hill SAC (Site Code: 002037) is located approximately 12.5km and Ballyhoura Mountains SAC (Site Code: 002036) is located approximately 13km to the north west of the site.

5.3. EIA Screening

- 5.3.1. Schedule 5 Part 2 of the Planning and Development Regulations 2001 (as amended) sets out the class of developments which provide that mandatory EIA is required. The proposed development comprises the construction of mobile home storage and repair yard with ancillary sales of same in the village of Glanworth Co. Cork, on a site of 1.61ha and is not of a scale or nature which would trigger the need for a statutory EIAR. It is therefore considered that the development does not fall within any cited class of development in the P&D Regulations and does not require mandatory EIA.
- 5.3.2. The application, however, includes proposals to import clean granular material onto the site in order to fill and level the site to 52.400m O.D. The depth of the fill is noted to range from 0m to 0.65m and the material to be imported is detailed to be clean imported CL.804 granular material. The Environment Office of Cork Co. Co.

specifically excludes soil and stone waste material to be imported. The applicant advises that as the total fill being imported will not exceed 25,000 tonnes (with 23,088 tonnes calculated) the applicant will apply for a certificate of registration on successful conclusion of the application.

5.3.3. In accordance with section 172(1)(b) of the Planning and Development Act 2000 (as amended), EIA is required for applications for developments that are of a class specified in Part 1 or 2 of Schedule 5 of the 2001 Regulations but are sub-threshold where the Board determines that the proposed development is likely to have a significant effect on the environment. For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

5.3.1. Having regard to:

- (a) the nature and scale of the development, and
- (b) the limits associated with Schedule 5(11)(b) of the Planning and Development Regulations 2001 (as amended),
- (c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

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.

6.0 The Appeal

6.1. Grounds of Appeal

This is a third-party appeal, from the adjoining landowner, against the decision of the PA to grant permission for the proposed development. The issues raised reflect those raised to the PA during its assessment of the proposed development and the

documents presents a description of the proposed development and the context of the subject site. The grounds of appeal are summarised as follows:

- The proposed development does not comply with current planning policy as the site is located on one of the main approach roads to the village. It does not respect the unique historic and picturesque character of the village.
- The southern portion of the site is zoned for business use and the proposed development in the northern area of the site does not support the residential uses in the area, seriously threatening the vitality and integrity of neighbouring residential uses.
- Reduction of amenities with the removal of the former soccer pitch.
- The proposed development, including the storage of caravans is not compatible with any potential tourism development in the future as envisaged by the policy objective for the site.
- The development lies adjacent to a site where permission has been granted for a residential development. The proposed landscaping will not be sufficient to adequately screen the development.
- The raising of the site levels and finishes will make it more visible in the surrounding area.
- The development will result in a traffic hazard with the proposed entrance being located less than 40m from the entrance to the permitted residential development, and outside the 50k/ph speed limit for the village.
- The nature of the vehicles accessing the site will have a serious negative impact on achievable sightlines from the residential entrance, which will serve 31 houses.
- The carrying capacity of the road is questioned given that it has a width of 6-7m (19ft).
- The revised swept path analysis submitted did not address the concerns of the AE and the inclusion of a condition requiring clarification is not acceptable (Condition 15 refers).

- The development would undoubtedly result in frequent road closures which is not acceptable.

The appeal includes a number of enclosures and requests that permission be refused for the proposed development.

6.2. **First-Party Response to Third-Party Appeal**

The first-party submitted a response to the third-party appeal. The submission is summarised as follows:

- The applicant is happy with the decision of the PA and intends to fully comply with the conditions.
- The issues raised in the appellants submission were addressed by the PA. The proposed development complies with national and local planning policy in terms of economic development and the site is zoned for such use.
- The soccer pitch referred to has not been used for the last 6 years, since 2016.
- Following a request for further information from the PA a well-considered, detailed and robust landscaping scheme has been prepared for the site. A revised landscaping plan complying with conditions 9 of 10 of the PA decision are included.
- The site is not proximate to any designated built heritage. The development will not have a negative impact on the historical character of Glanworth.
- The applicants engineer submitted data and an assessment that asserts the travel speeds along the L1413 and that the sight lines of 90m is appropriate. The PA accepted this and granted permission for the development.
- The level of traffic using the site is anticipated to be low and will be managed by way of a future site traffic management plan.
- The standard width of mobile homes is 10-12ft (3.05-3.65m) and not the 14ft (4.27m) as stated in the third-party appeal. The availability of 14ft mobile homes is limited in Ireland.

- Vehicles used to transport mobile homes are similar to large agricultural machinery. The application of a Traffic Management Plan will mitigate any impact on general traffic movements and will not endanger public safety.
- The Council own a yard c25m to the west of the site and the removal of the existing ditch along the road to accommodate the proposed new entrance will benefit those using that yard.
- The applicant is happy to accept the conditions of planning permission.
- The existing entrance to the site served the commercial units – including a large tyre wholesale business – which included between 30-40 articulated trucks every week. Should the Board consider the proposed entrance to be inappropriate, there is potential to use the existing access road.
- Other issues raised by the third-party are commented on as follows:
 - Archaeological investigations: there is no comment on file from the County Archaeologist, but the applicant is amenable to a condition being included should permission be forthcoming.
 - Noise: the business proposed will operate within normal business hours – 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. The applicant is happy to comply with condition 28 of the PAs decision.
 - Impact on views: it is submitted that the development complies with the zoning objective for the site and is an appropriate land use. No stacking of the mobile homes will occur.
 - PAs Clarification Issues: issues raised in relation to the previous application on the site have been comprehensively addressed in the current application with regard to the use of the hardstand area, the use of the southern area of the site, landscaping proposals, former recreational use, flooding, stormwater management and foul water management.

There are a number of enclosures with the response to the third-party appeal and it is requested that permission be granted for the proposed development.

6.3. **Third-Party Response to First-Party Response to Third-Party Appeal**

The third-party submitted a response to the first-party response to the third-party appeal. The response is summarised as follows:

- The development site is greenfield and will create a limited number of jobs.
- The CDP promotes the renovation / reuse of derelict sites as a priority over the development of greenfield sites. The primary use in the surrounding area is agricultural and residential.
- The proposed development is not compatible with a potential tourism business in the southern area of the site.
- Negative visual impacts are not addressed in the proposed landscaping plans.
- The first-party submission disregards the issues raised in the appeal in relation to traffic hazards identified. The applicant has not proposed how they will safely navigate the local roads – including the R512 which is only 6-7m (19ft) wide - and the year-round operation cannot be compared to agricultural traffic to / from farms in the area.
- The applicant has not addressed the concerns of the Area Engineer.
- The proposed use of the existing entrance will create even more of a traffic hazard for the permitted residential development and would constitute a material change needing public participation.

It is requested that the Board refuse permission for the proposed development.

6.4. **Planning Authority Response**

The Planning Authority submitted a response to the third-party appeal advising that it is of the opinion that all the relevant issues have been addressed in the technical reports already forwarded to the Board. No further comments to make.

6.5. **Observations**

None.

7.0 Assessment

Having undertaken a site visit and having regard to the relevant policies pertaining to the subject site, the nature of existing uses on and in the vicinity of the site, the nature and scale of the development the subject of this application and the nature of existing and permitted development in the immediate vicinity of the site, I consider that the main issues pertaining to the proposed development can be assessed under the following headings:

1. Procedural issues
2. Principle of the development
3. Roads & Traffic
4. Visual Impacts
5. Other Issues
6. Appropriate Assessment

7.1. Procedural Issues:

- 7.1.1. At the outset, I consider it appropriate to address the matter of the description of the development being sought. The Board will note that the initial proposed development did not include any welfare facilities for employees and customers at the site and that the PA raised this as a concern in their further information request. It is noted that the FI request sought proposals as to the provision of water and wastewater services to the development. While the key village of Glanworth has a WWTP, the Board will note that it is currently at capacity, although I do note from the Irish Water website that the plant, registration no D0540, is listed as a project which is planned / underway for completion by 2024. This matter is not discussed at any stage in the application.
- 7.1.2. In response to the FI, the applicant proposed to install a WWTP on-site to service the development, and the provision of 2 no WCs. The applicant submitted a site layout plan identifying the proposed location of the system and a Site Characterisation Report was completed. This amendment to the proposed development was not considered by either the applicant or the PA as being a significant change to the

development which would warrant readvertising. The PA is entirely silent on the matter, other than the Area Engineering advising that the proposed location of the WWTP unit is within the pluvial flood zone. Clarification was initially sought on the matter seeking that the unit would be located outside this zone but as no clarification was sought, conditions 24 and 25 were included in the PAs grant of permission seeking a revised site suitability assessment and requesting that the system be designed and built to the satisfaction of the PA.

- 7.1.3. While I propose to address this matter further below in this assessment, if the Board is otherwise satisfied with the proposed development and is minded to grant planning permission, it may wish to give further consideration to this matter and request that the development be readvertised.

7.2. Principle of the Development:

- 7.2.1. The proposed development seeks to essentially fill in a site which is currently in agricultural use, with an area of 1.61ha for the purposes of using the northern area of the site as a mobile home storage and repair yard with ancillary sales. The access to the northern area of the site will be via a new access from the local road along the southern boundary. The access road will be finished in tarmac while the rest of the site will be finished with granular fill. A warehouse shed and prefabricated office unit with associated parking is also proposed.
- 7.2.2. There are a number of anomalies in the information presented in the Planning Authority file from the applicant in terms of the proposed development. The applicants submitted response to the third-party submission to the application on the 16th June 2021 advises in the text that a maximum of 30 mobile homes will be stored on the site, while the site layout plan submitted suggests that the full 1.61ha site will be used for the storage of these caravans. Following a request for further information, the details suggest that 36 mobile homes will be stored only within the northern area of the site.
- 7.2.3. The subject site lies within the settlement boundary of the key village of Glanworth, on lands which in part, do not have a specific zoning afforded to it. The area of the site to the south, and adjacent to the public road, is zoned B-01: Business and General Employment where it is the objective of the zoning to provide a small-scale

business uses including tourist related uses. The filling of the southern area of the site with clean granular material is proposed as 'the most appropriate surface treatment for this part of the site as it will rationalise the surface of the entire site and will offer a neutral basis from which potential future small scale business development on this part of the site can be easily facilitated'. The Board will note that under the current application, there is no specific development proposal or use for the southern area of the site.

- 7.2.4. Given the location of the subject site within the settlement boundaries of the key village of Glanworth, I am generally satisfied that there is no objection in principle to the proposed development. There are a number of policy objectives of the County Development Plan 2022-2028 which require to be considered however, and in particular, those relating to roads and traffic issues as well as visual impacts. I propose to address the visual impacts associated with the proposed development, and compliance with the relevant CDP policy objectives, further in sections 7.3 and 7.4 of this report below.

7.3. Roads & Traffic

- 7.3.1. The proposed development is to be accessed via the local road network in the area, and it is proposed to widen an existing agricultural entrance to the west of the primary entrance which provides access to the subject site. The primary entrance also provides access to the former commercial land to the east of the subject site and the site of the permitted 31 residential units. Once constructed, the residential development will utilise this existing entrance. The agricultural entrance to be widened to service the proposed development will extend in an easterly direction towards the primary entrance and within 16m of this access. The proposed access lies outside the 50k/ph speed limit and within the 80k/ph limit.
- 7.3.2. The Board will note the planning history of the subject site where the PA previously refused planning permission for a similar development for the following stated reason:

The proposed vehicular access to the site adjoins a busy public road that is poorly aligned, at a point where sightlines are restricted in both directions. It is considered that the traffic likely to be generated by the proposed development

would endanger public safety by reason of traffic hazard as the cross-traffic movements likely to be generated by the proposed development, the restricted turning radii at the junction of the L-1413 and the R512 which precludes the safe turning of wide and long vehicles and the inadequate sight lines, would interfere with the safety and free flow of traffic on the road.

- 7.3.3. I would note that the PAs Area Engineer raised concerns in terms of the information submitted with the application, and in response to the FI request with regard to the vehicles used to move and transport mobile homes. While information is provided with regard to the vehicles themselves, turning templates with a loaded vehicle has not been included with regard to the largest mobile home sold by the applicant. It is argued that the standard width of mobile homes is 10ft (3.05m) or 12 ft (3.65m) and not the 14ft (4.27m) as stated by the appellant. It is submitted that the larger mobile homes are not a popular choice in Ireland due to the greater expense associated with them. The applicant further advises that the existing entrance to the current storage site in Glanworth, which has been in operation for the last 3 years is less than 14ft wide. There have been no issues or accidents in the 25 years the applicant has been in business. The movement of mobile homes is carried out via a permit from Cork County Council and no road closures are required. The movement of large vehicles require the implementation of a Traffic Management Plan which will be put in place to enhance the safety of the Ballyhooly Road for all users.
- 7.3.4. The Board will also note that the applicant has advised that should the Board be unhappy with the access proposals, the site currently has a right of way across the existing access from the L1413 that serves the existing commercial / light industrial complex and the site where permission has been granted for the houses. It is submitted that this existing access facilitated between 30-40 articulated trucks each week and therefore has the potential to accommodate the proposed development.
- 7.3.5. Having regard to the information available, I am generally satisfied that the applicant can address the sight distance concerns raised by the Planning Authority at the entrance to the site. However, I note Condition 15 of the PAs decision to grant permission which requires that turning templates with a loaded vehicle with clearance envelope of 0.5m be submitted to the PA. I am concerned that the information which would address the previous reason for refusal at the site has not been appropriately provided by the applicant, notwithstanding a request for same. I

would not consider it appropriate to deal with this issue, particularly with regard to the junction of the L1413 and the R512 regional road, by way of conditions of permission. As such, and in the absence of an appropriate response to these concerns, I consider that the proposed development will give rise to a significant increase in the volume of large vehicular traffic as to warrant a refusal of planning permission by reason of traffic hazard.

7.4. Visual Impacts

- 7.4.1. In terms of visual impacts, I consider it prudent to refer to the provisions of Chapter 14 of the Current CDP which deals with landscape matters. The subject site is located within an urban area in a High Value Landscape and the rural area outside of the settlement boundary of Glanworth is identified as a Stronger Rural Area. There are no Scenic Routes or protected views and prospects noted in the vicinity of the site. CDP Objective GI 14-9: Landscape is considered relevant and requires the protection of the visual and scenic amenities of Corks build and natural environment requiring landscape issues to be considered and to ensure that new development meets high standards of siting and design.
- 7.4.2. The proposed development is described above and includes proposals to fill the site with granular fill, an area of 1.61ha for the purposes of using the northern area of the site as a mobile home storage and repair yard with ancillary sales. The access to the northern area of the site will be finished in tarmac. A warehouse shed with a stated floor area of 445m² and an overall height of 7.78m is proposed to be located in the north eastern corner of the site and a prefabricated office unit, with a floor area of 22m² and a height of approximately 3m adjacent, with associated parking is also proposed.
- 7.4.3. The subject site is located within a high value landscape, which are considered to be the county's most valuable landscapes and within the settlement boundary of Glanworth. The boundaries of the site comprise trees and hedgerows which partially screen the site from the public road and the boundary to the rear of the site includes trees which will likely form the backdrop to the proposed warehouse shed and office unit. The roadside boundary also comprises a mature hedge which will be altered in order to facilitate a new entrance to the site. CDP Objective GI 14-9: Landscape is noted where by the Plan seeks to protect the visual and scenic amenities of County

Corks built and natural environment, as well as protecting skylines and ridgelines from development.

- 7.4.4. As the subject site lies within the developed envelope of the village of Glanworth, I would not consider that the principle of the proposed use of the area of the site identified for the storage and sale of mobile homes, if permitted, in and of itself, would give rise to significant visual impacts in the context of the surrounding landscape. In this context I note the landscaping proposals submitted with the appeal document which includes the introduction of a hedgerow which will delineate the area for the storage and sale of mobile homes from the area of fill / future development. However, I have concerns with regard to the visual impact associated with the proposed filling of the entire site with granular fill, and the potential visual impacts associated with this. The application does not include any details or proposals for any development of the southern area of the site, other than the proposal to fill. I would note that this area of the wider site is zoned B-01: Business and General Employment where it is the objective of the zoning to provide a small-scale business uses including tourist related uses.
- 7.4.5. In addition to the above, the Board will note that Glanworth is identified as a Historic Village. The site lies on an approach road to the village and as such, Objective GI 14-15: Development on the Approaches to Towns and Villages is considered relevant in that it seeks to ensure that 'the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements'. The subject site lies to the south west of the village and on an approach road described above. The historic centre of the village in the areas of the Holy Cross Church protected Structure, and Glanworth Castle National Monument, are located approximately 200m and 500m to the north east of the subject site.
- 7.4.6. The Board will note that Glanworth has a number of National Monuments and Protected Structures. CDP Objectives HE 16-2: Protection of Archaeological Sites and Monuments and HE 16-4: Zones of Archaeological Potential in Historic Towns and Settlements seeks to secure the preservation of such monuments and their setting, with proposed development works in Historic towns required to take cognisance of the impact potential of the works. In addition, CDP Objective HE 16-14: Record of Protected Structures includes sections e), f) and g) require the

protection of the curtilage and attendant grounds of structures, that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and are not detrimental to the special character and integrity of the protected structure and its setting.

- 7.4.7. There are no extensive views towards these buildings or other such protected structures, from the approach road to the south west due to the topography of the landscape and the presence of trees. I do not consider that the development will have a significant visual impact on the setting of any identified protected structure or national monument within Glanworth, which would be detrimental to the special character and integrity of any such Structure, or on the historic character of the settlement as to warrant a refusal of permission.
- 7.4.8. The negative visual impact arising from the filling of the full site without any other development proposals will be in the local context. I am satisfied that the proposed development is unacceptable as proposed. I consider that the visual impacts associated with the proposed development are unacceptable in this high value landscape, and as such, a grant of planning permission would be contrary to the CDP Objective GI 14-9: Landscape, as it has not been demonstrated that there will be no adverse impacts to the visual and scenic amenities of the natural environment in this area of County Cork.

7.5. Other Issues

7.5.1. Water Services

In terms of water services, the Board will note that the original proposal for the site proposed no welfare facilities within the development. Following a request for further information, the applicant advised that a water connection would be made to the public system. In terms of waste water, the applicant now proposes to install a WWTP on the site. I have advised the Board that this element has not been advertised and no further public notices were requested by the PA.

In the context of the WWTP proposal, I note that a site suitability assessment was completed noting the location of the site within a locally important aquifer with extreme vulnerability. Trial holes were dug to a depth of 2.1m with a subsurface percolation test for subsoil result of 23.92. The applicant proposes to instal a septic

tank with 18m of percolation pipe in two trenches with final discharge to groundwater.

While I acknowledge the content of the Site Characterisation Report, the Board will note that the percolation area is to be located under the hard stand area associated with the storage of mobile homes. I do not accept that this is appropriate. In addition, the Board will note that Glanworth is served by a public WWTP plant. I accept that the current public system is at capacity and has had been failing for a number of years in terms of the quality of discharge, it is identified on the Irish Water website as being a planned upgrade project by 2024. In this context, and should the Board be minded to grant planning permission for the development, I do not consider that the installation of a private WWTP is appropriate. As such, I consider that the development is premature pending the upgrading of the Glanworth WWTP to ensure compliance with current waste water discharge standards.

7.5.2. Surface Water & Flooding

Following a request for further information, the applicant submitted a Flood Risk Assessment for the site, prepared by Hegsons Design Consultancy Ltd. The Area Engineer advised that the proposed WWTP system is to be located within a pluvial flood zone and requested clarification and the relocation of the system in this regard. The FRA advises that the site is located within a Flood Zone C and section 5 sets out the surface water management proposals for the site and advises that the proposed drainage strategy for the site will seek to infiltrate surface water runoff to the underlying geology. In terms of storage requirements, it is noted that post development, the site will be comprised of 1.58ha impermeable area with surface water run-off to be managed through 2 drainage catchments – north and south.

Surface water will be conveyed by means of positive drainage to 2 no. geo-cellular soakaway tanks to infiltrate to the underlying geology. Alternative SuDS options, including swales, were considered but discounted due to the overall site requirements. The FRA notes that in times of extreme rainfall events the application of SuDs principles will ensure surface water is management and sustainably discharged. With these mitigation measures in place, the FRA concludes that pluvial flood risk is not considered to be significant.

The Board will note that the detail of the geo-cellular soakaway tanks is not very clear while the drawing 20156-C001 rev P3 – Proposed Surface Water Layout, submitted in response to the FI request, does not include details of these tanks. The site layout plan indicates that the soakaways will be designed in accordance with BRE 365, and I note that the location of the proposed WWTP is also excluded from this drawing.

There are two locations within the site which were previously identified as being subject to pluvial flooding events in the 100 year (1% AEP) event. Given the nature of the proposed development works which includes the filling of the site with impermeable material over 1.58ha (of the overall 1.61ha site), I would not consider that sufficient information has been provided to allay concerns with regard to flood risk.

7.5.3. Filling of the Site

The Board will note the proposals to raise the level of the site through the importation of clean granular fill. It is noted that no waste material will be brought to the site and the volume of fill is below the 25,000 tonne threshold for mandatory EIAR, at 23,088 tonnes. The raising of the site will be in the order of 0-0.65m to level the site to +52.4mOD. The proposal will see the finish of the overall site with the clean imported CL.804 granular material and the applicant has advised that they will apply for a certificate of registration on successful conclusion of the application. The Environment Office of Cork Co. Co. specifically excludes soil and stone waste material to be imported. Should the Board be minded to grant permission, a condition to this effect should be included.

I have no objections in principle to this element of the overall development other than the proposed finish and the visual impacts associated with same. I would further consider it premature to fill the full site in the absence of a clear development proposal which would accord with the B-01: Business and General Employment zoning objective afforded to the site and where it is the objective of the zoning to provide a small-scale business uses including tourist related uses.

7.5.4. **Development Contribution**

The subject development is liable to pay development contribution, a condition to this effect should be included in any grant of planning permission.

8.0 **Appropriate Assessment**

8.1. **Introduction**

- 8.1.1. Under Article 6(3) of the Habitats Directive, an Appropriate Assessment must be undertaken for any plan or programme not directly connected with or necessary to the management of a European site but likely to have a significant effect on the site in view of its conservation objectives. The site is not located within any Natura 2000 site and the development the subject of this application and appeal is not directly connected with or necessary to the management of a European site. The applicant did not submit an AA Screening or Natura Impact Statement.

8.2. **Consultations**

- 8.2.1. With regard to consultations, the Board will note that the Councils Ecologist noted the lack of hydrological connection between the site and the River Funsion, which is a tributary of the River Blackwater, and that the current Glanworth WWTP is overloaded. The County Ecologist noted the requirements of the Area Engineer in terms of the location of the WWTP outside of the identified flood zoned and ultimately concluded that no issues relating to AA arise. The Councils Ecologist recommended the inclusion of conditions relating to landscaping and cutting of trees.

8.3. **Screening for Appropriate Assessment**

- 8.3.1. The applicant did not prepare an Appropriate Assessment Screening Report as part of the subject application. The submitted Planning Statement, in Section 5 makes reference to Environmental and Appropriate Assessment Matters, concluding that given the nature and scale of the proposal and that the drainage arrangements for the site have been clearly set out, 'we conclude that it is not considered likely that this proposal will have a significant effect on the integrity of Blackwater River SAC or

the Blackwater Callows SPA as defined by their structure, function and conservation objectives’.

8.3.2. The site is not located within any Natura 2000 site. The closest Natura 2000 site is the Blackwater River (Cork/Waterford) SAC (Site Code: 002170) which is located approximately 4.7km to the south and the same SAC also located 6.8km to the west. The site does lie, however, approximately 280m to the west of the River Funsion, which flows into the River Blackwater, and the Blackwater Callows SPA, approximately 8km to the south east of the site. The Carrigeenamronety Hill SAC (Site Code: 002037) is located approximately 12.5km and Ballyhoura Mountains SAC (Site Code: 002036) is located approximately 13km to the north west of the site. In terms of AA, the Board will note that the development is not directly connected or necessary to the management of a European Site. The four mentioned Natura 2000 Sites are the only sites occurring within a 15km radius of the site.

8.3.3. I am satisfied that the of the above sites, the following two Natura 2000 sites can be screened out in the first instance, as although located within the zone of significant impact influence, the ecology of the species and / or the habitat in question is neither structurally nor functionally linked to the proposal site. There is no potential impact pathway connecting the designated site to the development site and therefore, I conclude that no significant impacts on the identified site is reasonably foreseeable. I am satisfied that the potential for impacts on the following Natura 2000 sites can be excluded at the preliminary stage:

Site Name	Site Code	Assessment
Carrigeenamronety Hill SAC	002036	Site is located entirely outside the EU site and therefore there is no potential for direct effects. No habitat loss arising from the proposed development.
Ballyhoura Mountains SAC	002036	No disturbance to species. No pathways for direct or indirect effects. Screened Out

8.3.4. While I acknowledge the distance between the subject site and the Blackwater River (Cork/Waterford) SAC and Blackwater Callows SPA, I consider it appropriate to consider the Natura 2000 sites as being within the zone of influence of the proposed

development, for the purposes of AA Screening due to the proximity of the site to the River Funsion which provides a hydrological link to the SAC and SPA.

8.4. Qualifying Interests for Natura 2000 Sites within Zone of Influence

8.4.1. The subject development site, located within the settlement boundary of the village of Glanworth, and on a greenfield / agricultural site, is not located within any designated site and does not appear to contain any of the habitats or species associated with any Natura 2000 site. The proximity of the site to the River Funsion and the presence of a drain along the southern boundary of the site represents a potential pathway to Blackwater River (Cork/Waterford) SAC (Site Code: 002170) and the Blackwater Callows SPA (Site Code: 004094).

European Site	Qualifying Interests
<p>Blackwater River (Cork/Waterford) SAC (Site Code: 002170)</p> <p>Located approx. 4.7km to the South of the site</p>	<ul style="list-style-type: none"> • Estuaries [1130] • Mudflats and sandflats not covered by seawater at low tide [1140] • Perennial vegetation of stony banks [1220] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation [3260] • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0] • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0] • <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] • <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092] • <i>Petromyzon marinus</i> (Sea Lamprey) [1095] • <i>Lampetra planeri</i> (Brook Lamprey) [1096] • <i>Lampetra fluviatilis</i> (River Lamprey) [1099] • <i>Alosa fallax fallax</i> (Twaite Shad) [1103] • <i>Salmo salar</i> (Salmon) [1106] • <i>Lutra lutra</i> (Otter) [1355]

	<ul style="list-style-type: none"> • Trichomanes speciosum (Killarney Fern) [1421]
<p>Blackwater Callows SPA (Site Code: 004094)</p> <p>Located approx. 8km to the South of the site</p>	<ul style="list-style-type: none"> • Whooper Swan (Cygnus cygnus) [A038] • Wigeon (Anas penelope) [A050] • Teal (Anas crecca) [A052] • Black-tailed Godwit (Limosa limosa) [A156] • Wetland and Waterbirds [A999]

Blackwater River (Cork/Waterford) SAC (Site Code: 002170)

8.4.2. The River Blackwater is one of the largest rivers in Ireland, draining a major part of Co. Cork and five ranges of mountains. The SAC is of considerable conservation significance for the occurrence of good examples of habitats and populations of plant and animal species that are listed on Annexes I and II of the E.U. Habitats Directive respectively. Furthermore, it is of high conservation value for the populations of bird species that use it. Two Special Protection Areas, designated under the E.U. Birds Directive, are also located within the site - Blackwater Callows and Blackwater Estuary. Additionally, the importance of the site is enhanced by the presence of a suite of uncommon plant species

8.4.3. Land use at the site is mainly centred on agricultural activities. The banks of much of the site and the callows, which extend almost from Fermoy to Cappoquin, are dominated by improved grasslands which are drained and heavily fertilised. These areas are grazed and used for silage production. Slurry is spread over much of this area. Arable crops are also grown. The spreading of slurry and fertiliser poses a threat to the water quality of this salmonid river and to the populations of E.U. Habitats Directive Annex II animal species within it. Many of the woodlands along the rivers belong to old estates and support many non-native species. Little active woodland management occurs. The main threats to the site and current damaging activities include high inputs of nutrients into the river system from agricultural run-off and several sewage plants, dredging of the upper reaches of the Awbeg, over-grazing within the woodland areas, and invasion by non-native species, for example Rhododendron and Cherry Laurel.

Blackwater Callows SPA (Site Code: 004094)

- 8.4.4. The Blackwater Callows SPA comprises the stretch of the River Blackwater that runs in a west to east direction between Fermoy and Lismore in Counties Cork and Waterford, a distance of almost 25 km. The site includes the river channel and strips of seasonally-flooded grassland within the flood plain.
- 8.4.5. The river channel has a well-developed aquatic plant community, and the site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Whooper Swan, Wigeon, Teal and Black-tailed Godwit. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. The site is of high ornithological interest on account of its wintering waterfowl populations. Part of the Blackwater Callows SPA is a Wildfowl Sanctuary.

8.5. Conservation Objectives:

- 8.5.1. The NPWS has identified a site-specific conservation objective for the Blackwater River (Cork/Waterford) SAC to **maintain** or **restore** the favourable conservation condition of the Annex I habitats and species listed as a Qualifying Interest, as defined by a list of attributes and targets.
- 8.5.2. In terms of the Blackwater Callows SPA, it is an objective to **maintain** or **restore** the favourable conservation condition for the 4 bird species listed as Special Conservation Interests for this SPA. To acknowledge the importance of Ireland's wetlands to wintering waterbirds, Wetland and Waterbirds may be included as a Special Conservation Interest for some SPAs that have been designated for wintering waterbirds and that contain a wetland site of significant importance to one or more of the species of Special Conservation Interest. Thus, a second objective is included as follows:

Objective: To maintain or restore the favourable conservation condition of the wetland habitat at Blackwater Callows SPA as a resource for the regularly-occurring migratory waterbirds that utilise it.

8.6. Potential Significant Effects

8.6.1. In terms of an assessment of Significance of Effects of the proposed development on qualifying features of Natura 2000 site, having regard to the relevant conservation objectives, I would note that in order for an effect to occur, there must be a pathway between the source (the development site) and the receptor (designated sites). As the proposed development site lies outside the boundaries of the European Sites, no direct effects are anticipated. With regard to the consideration of a number of key indications to assess potential effects, the following is relevant:

- **Habitat loss / alteration / fragmentation:** The subject site lies at a remove of some 4.7km from the boundary of the closest designated site. As such, there shall be no direct loss / alteration or fragmentation of protected habitats within any Natura 2000 site.
- **Disturbance and / or displacement of species:** The site lies within the development boundary of the village of Glanworth. The site itself comprises a greenfield / agricultural site, and no qualifying species or habitats of interest, for which the designated sites are so designated, appear to occur at the site. The Board will also note that the rear (northern area) of the subject site has in the past been used as a football pitch. As the subject site is not located within or immediately adjacent to any Natura 2000 site and there does not appear to be any habitat which would support the birds associated with the Blackwater Callows SPA, there is little or no potential for disturbance or displacement impacts to species or habitats for which the identified Natura 2000 sites have been designated.
- **Water Quality:** The proposed development relates to the filling of a greenfield site with clean granular fill, the construction of a warehouse shed and office as well as the storing and selling of mobile homes from the site. The development includes a proposal to connect to existing public water supply and the installation of a new wastewater treatment system within the site.

Having regard to the nature and scale of the proposed development, together with the separation distances between the site and the boundary of the SAC, I am generally satisfied that the development, if permitted, is unlikely to impact

on the overall water quality of the Blackwater River (Cork/Waterford) SAC (Site Code: 002170) and the Blackwater Callows SPA (Site Code: 004094).

I am generally satisfied that the potential for likely significant effects on the qualifying interests of the Blackwater River (Cork/Waterford) SAC and the Blackwater Callows SPA can be excluded given the distance to the sites, the nature and scale of the development and the lack of a hydrological connection.

8.7. Mitigation Measures

- 8.7.1. The Board will note that the applicant did not provide any AA Screening Report. Following a request for further information a Flood Risk Assessment was submitted which includes proposals for the installation of 2 geo-cellular soakaway tanks to deal with surface water run-off. I would consider the above to constitute best practice construction measures with regard to flood risk, rather than mitigation measures required to protect the water quality of the SAC.

8.8. In Combination / Cumulative Effects

- 8.8.1. Given the nature of the proposed development, together with the separation distance to any designated site, I consider that any potential for in-combination effects on water quality in the Blackwater River (Cork/Waterford) SAC and the Blackwater Callows SPA can be excluded. In addition, I would note that all other projects within the wider area which may influence conditions in the Natura 2000 sites via rivers and other surface water features are also subject to AA.

8.9. Conclusion on Stage 1 Screening:

- 8.9.1. I have considered the NPWS website, aerial and satellite imagery, the scale of the proposed works, the nature of the Conservation Objectives, Qualifying and Special Qualifying Interests, the separation distances and I have had regard to the source-pathway-receptor model between the proposed works and the European Sites. It is reasonable to conclude that on the basis of the information available, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the European Sites identified within the zone of influence of the subject site. As such, and in view of

these sites' Conservation Objectives a Stage 2 Appropriate Assessment is not required for these sites.

9.0 Recommendation

9.1. It is recommended that permission be refused for the following reasons.

10.0 Reasons and Considerations

1. The proposed vehicular access to the site adjoins a busy public road that is poorly aligned, at a point where sightlines are restricted in both directions. It is considered that the traffic likely to be generated by the proposed development would endanger public safety by reason of traffic hazard as the cross-traffic movements likely to be generated by the proposed development, the restricted turning radii at the junction of the L-1413 and the R512 which precludes the safe turning of loaded wide and long vehicles and the inadequate sight lines, would interfere with the safety and free flow of traffic on the road.
2. Having regard to the location of the site within a High Value Landscape, on the approach to the historic village of Glanworth, as designated in the current Cork County Development Plan 2022-2028, together with the lack of any clear proposal for the development of the land to the south of the site, the Board considers that the infilling of the entire site with clean granular fill, would represent a significant visual impact on the character of the landscape. Notwithstanding the landscaping proposals submitted with the application and further details submitted to the Board, the development would, if permitted, be contrary to the provisions of CDP Objective GI 14-9: Landscape, which seeks to protect the visual and scenic amenities of County Corks built and natural environment and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied that the proposed use of a private wastewater treatment system to service the proposed development is appropriate given the location of the site in the context of the village and the inappropriate proposed siting of the system and percolation area. The proposed development would be premature pending the upgrading of the Glanworth Wastewater Treatment Plant.

A. Considine
Planning Inspector

24th February 2023