



Board Direction

Ref: 235082

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th February 2010.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

1. The Osberstown Waste Water Treatment Plant has no capacity to cater for flows generated from the proposed development. Osberstown Waste Water Treatment Plant is upstream of Leixlip water treatment works where sewage overflows could cause serious health problems. Osberstown Waste Water Treatment Plant has exceeded its capacity both hydraulically and biologically and the proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the submissions made in connection with the planning application and appeal, it is considered that the proposed development would be premature by reference to an existing deficiency in the sewerage facilities and network in the area and the period within which such deficiency may reasonably be expected to cease. The proposed development, would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

3. The proposed development, by virtue of the encroachment of a section of the proposed residential development onto an area zoned for open space and amenity would materially contravene 'zoning objective E - open space and amenity' indicated in the Prosperous Local Area Plan 2007 and is therefore considered to be contrary to the proper planning and sustainable development of the area.

4. The proposed development, by virtue of its layout and design, is such that it would detract from the amenity, character and integrity of Prosperous village; would seriously injure the visual amenity of the area and would set an undesirable precedent for further similar developments in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 3rd March 2010
Mary Bryan