



An  
Bord  
Pleanála

**Board Direction**  
**BD-005597-20**  
**ABP-305735-19**

---

The submissions on this file (including the responses to the Board's section 137 notice) and the Inspector's report were considered at a further Board meeting held on 17/04/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development in a structurally weak area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, in the particular circumstances of this case, the installation of a waste water treatment system and soil polishing filter, coupled with the site specific measures proposed to address the characteristics of the site including the piping of open drains, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. Planpartic (as amended On 2<sup>nd</sup> September 2019)
2. P.A. Condition No. 2
3. The roadside ditch along the southern/front boundary shall be piped.

**Reason:** In the interest of public health.

4. RuralFrontBound 1
5. RuralAccessDrive
6. RuralRoof
7. RuralFinishes
8. RuralUnderground
9. RuralWaterdrain
10. PropTS4
11. LanHouse1
12. ConstructionHours
13. S48 Unspecified

**Board Member**

**Date:** 17/04/2020

---

John Connolly