



An
Bord
Pleanála

Board Direction
BD-005580-20
ABP-306013-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the characteristics of the site including the high water table, the vulnerability of the wider site to flooding, and the capacity of the proposed wastewater treatment system to operate effectively, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would not be prejudicial to public health, and would not cause pollution that would adversely affect the integrity of the Malahide Estuary Special Area of Conservation (Site Code: 000205) and Malahide Estuary Special Protection Area (Site Code: 004025), or any other European site, in view of the sites' Conservation Objectives. Accordingly, the Board is precluded from granting permission in these circumstances.

Board Member

Date: 09/04/2020

Dave Walsh

Note

In relation to proposed access arrangements and the directing of commercial vehicle movements to and from the site, the Board noted that the eastern junction of Old Turvey Avenue with the realigned Turvey Avenue is a relatively sharp turn and its capacity and suitability to facilitate HGV movements has not been demonstrated by the applicant. In addition, the capacity for such vehicles to access and egress the site from the relatively narrow Old Turvey Avenue has not been sufficiently shown in the proposal. However, having regard to the substantial reason for refusal set out above, the Board decided not to pursue this issue.