



An  
Bord  
Pleanála

**Board Direction**  
**BD-007159-20**  
**ABP-307966-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2020.

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

### **Reasons and Considerations**

1. Having regard to the location of the proposed houses within the 28 metres distance cited in Table 4 (Recommended Minimum Distances from Treatment Systems) of the Wastewater Treatment Manuals Treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the Environmental Protection Agency in 1999, the development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. The design of the proposed Townhouse No.1 with a 'barn' roof form and its proximity and impact on the adjacent protected structure (RPS No. 346, 'Sheeran's Thatched Pub') is considered discordant with the historic village streetscape and, therefore, would be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 11/12/2020

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Stephen Bohan