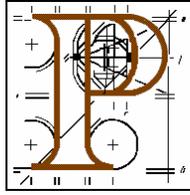


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Roscommon County

Planning Register Reference Number: 10/438

An Bord Pleanála Reference Number: PL 20.238803

APPEAL by An Taisce of The Tailor's Hall, Back Lane, Dublin against the decision made on the 30th day of March, 2011 by Roscommon County Council to grant subject to conditions a permission to Michael and Pamela Earley care of John P. Gavin and Associates of Ballinagard, Roscommon Town, County Roscommon.

PROPOSED DEVELOPMENT: Erection of a two-storey house, a garage and construction of a septic tank and percolation area and all associated site works at Bushfield Townland, Castleplunkett, County Roscommon, as amended by the revised public notice received by the planning authority on the 24th day of March, 2011.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The site of the proposed development lies on a regionally important groundwater aquifer, which has Karst features, and within the area of Carrowreagh Turlough which is designated a proposed Natural Heritage Area. There are already several properties in the vicinity of the site reliant on septic tanks/wastewater treatment systems which discharge to groundwater. Having regard to the provisions of the Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. less than or equal to 10) issued by the Environmental Protection Agency (2009), it is considered that the proposed development would pose an unacceptable risk of pollution of groundwater resources and would be prejudicial to public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2011.