



Board Direction

Ref: PL19.245539

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd February 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

1. The proposed site is within a highly sensitive area, an Aquifer Protection Zone for the Dunkerrin public water supply, and the provisions of Policy SSP 19 of the Offaly County Development Plan 2014-2020 apply. The Board considers, based on the data submitted with the application and the Further Information, that the ground conditions at the site are unsuitable for the development of a proprietary domestic wastewater treatment system in view of the unfavourable percolation results recorded and the sensitivity of the location. The PD would contravene Policy SSP 19 of the CDP, would be prejudicial to public health and would, therefore, be contrary to the PP and SD of the area.
2. Having regard to the nature of housing in the immediate area and the rural character of the locality, to the height, scale and design of the proposed development and its location on a prominent and exposed site it is considered that the PD would fail to integrate into the rural landscape and would represent a visually incongruous and obtrusive feature which would seriously injure the visual amenities of the area. The PD would therefore be contrary to the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted and agreed with the Inspector's comments that the overall visual impact of the PD was likely to be significant but disagreed that this impact would be acceptable in this location. The Board further

noted and shared the Inspector's critical comments relating to the quality of the site assessment submitted and considered that the PD was inappropriate due to the sensitivity of the location from the perspective of protecting public health and the public water supply.

Board Member: _____
G.J. Dennison

Date: 2nd February 2016