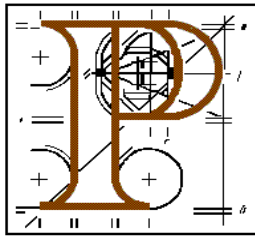


An Bord Pleanála



Board Direction

Ref: PL06D.246174

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 14th, 2016.

The Board decided to refuse permission by a 2:1 majority generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the policies set out in the Dun Laoghaire-Rathdown County Development Plan 2016-2022 which seek, inter alia, to 'strongly discourage the provision of individual septic tanks and domestic waste water treatment systems and, where applicable, to connect the development to the public sewer mains network, in order to minimise the risk of groundwater pollution', to the planning history of the site, to the ground conditions on site, to the absence of a site characterisation form from the documentation on file and to the location of the proposed development in a residentially zoned area where public foul sewer infrastructure exists, the Board is not satisfied that the proposed development would not create an unnecessary potential risk to public health, would not be contrary to Development Plan policy and would not set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: June 15th, 2016