



Board Direction

Ref: S247057

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th, November 2016.

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

REASONS AND CONSIDERATIONS

It is an objective of the planning authority, as set out in the Bantry Electoral Area Local Area Plan 2011, (2nd Edition January 2015), to support sustainable water and wastewater infrastructure. It is considered that the proposed development, by reason of its proximity to an existing Wastewater Treatment Plant, would impede necessary future upgrades, process improvement works and expansion of the Plant. The proposed development would, therefore, materially contravene an objective indicated in the local area plan, would be premature pending the design of the necessary upgrade works and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 12th, December 2016
Paddy Keogh

Note: The Board had serious concerns in relation to the location of the proposed dwelling in a flood plain and in an area designated as Zone A and might, therefore, be contrary to the Ministerial Guidelines to Planning Authorities on Flood Risk Management