



Board Direction

Ref: PL27.247391

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 16th, 2017.

The Board decided to refuse permission 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

1. The site is unsuitable for the safe disposal of foul domestic effluent. Having regard to the conditions pertaining on site and to the proliferation of wastewater treatment systems in the vicinity of the site, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the proprietary effluent treatment system and raised polishing filter proposed to serve the house proposed to be retained is adequate to treat effluent arising from the proposed development in a manner that would not to give rise to the risk of pollution to surface water and/or ground water. Furthermore, the Board is not satisfied that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European Site No. 00729, in view of the site's conservation objectives. The proposed development and the development proposed to be retained would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. On the basis of the documentation submitted with the application and appeal the Board considered that the appellant had not demonstrated a housing need for a dwelling at this location and that her housing need could not be satisfactorily met in an established settlement centre. Accordingly, the Board considered that the proposed development would be contrary to national policy as set out in the Sustainable Rural Housing Guidelines.

Board Member: _____
Nicholas Mulcahy

Date: February 20th, 2017