



An
Bord
Pleanála

Board Direction
PL07.247694

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th June 2017.

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

Reasons and Considerations

Having regard to ground conditions prevailing over much of the site, including significant rock outcropping, a high water table (which creates the potential for surface water ponding and the malfunctioning of the system) and shallow subsoils, and the absence of information on how the proposed wastewater treatment system and raised sand polishing filter could be effectively accommodated on the site, the Board is not satisfied on the basis of the information submitted in support of the application and the appeal that the site can be adequately drained by of a septic tank, notwithstanding the proposed provision of a proprietary system and polishing filter. It is considered that the proposed development would pose an unacceptable risk to ground water quality and would, therefore, be prejudicial to public health.

Note: while the Inspector recommended refusal on the basis of traffic safety, the Board considered that the proposed revised entrance arrangement would be a significant improvement on that currently pertaining, and did not consider it appropriate to refuse permission on that basis.

Board Member

Date: 8th June, 2017

Conall Boland