



An
Bord
Pleanála

Board Direction
BD-000120-18
ABP-300122-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2018.

The Board decided, by a 2:1 majority, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the poorly-drained ground conditions on site in evidence during the site inspection, the cumulative pressures on water resources resulting from the number of premises in the area served by septic tanks, the designation of this area as being 'at serious risk' under the EPA domestic wastewater risk classification, and notwithstanding the information submitted in support of the application and appeal, the board is not satisfied, based on the submissions on file, that the proposed development will not pose an unacceptable risk to water resources in the area, in particular surface water resources. The proposed development would therefore be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Note: the Board did not necessarily share the inspector's concerns in relation to the applicants' 'local need' for a rural dwelling. This matter wasn't raised in the appeal grounds. In light of the substantive nature of the refusal reason, the Board decided not to seek further clarification from the applicants on the matter.

Board Member

Date: 22/03/2018

Conall Boland

Please issue Direction with Order.