



An
Bord
Pleanála

Board Direction
BD-001259-18
ABP-300689-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2018.

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

Reasons and Considerations

1. The Board is not satisfied that, when taken in conjunction with the high concentration of waste water treatment units in the area, the development would not contribute to unacceptable increase of nitrate levels in the receiving groundwater and result in an excessive concentration of development served by waste water treatment units in the area. Accordingly, it has not been demonstrated that the effluent which would be generated as a result of the development can be adequately treated and safely disposed of on-site without risk to groundwater quality. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note: The Board concurred with the planning inspector that the site is located in an area which is designated in the current Wicklow County Development Plan 2016-2022 as a Coastal Area of Outstanding Natural Beauty in relation to which it is a policy of the planning authority to maintain the scenic values and existing character of the area. The Board shared the inspectors concerns that the proposed development due to its design and elevated siting would detract to an undue degree from the rural character and scenic amenities of the area, however given the substantive reason for refusal and that this matter represents a new issue the Board decided not to pursue it further

Board Member

Date: 04/10/2018

Paul Hyde