



An
Bord
Pleanála

Board Direction
BD-002259-19
ABP-301218-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2019.

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 location of the proposed development within an area identified as being within a very high risk category for domestic waste water treatment systems, the development would not contribute to unacceptable increase of nitrate levels in the receiving groundwater and result in excessive concentration of development served by wastewater treatment units in the area. Accordingly, it has not been demonstrated that the effluent generated as a result of the development can be adequately treated and safely disposed on 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: Notwithstanding the location of the proposed development within an identified Rural Cluster according to the Wicklow County Development Plan 2016-2022, the Board considered that the site was located within a rural area under urban influence, and had regard to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, and was not satisfied that the applicant demonstrated compliance with National Policy Objective 19.

Board Member

Date: 28/01/2019

Maria FitzGerald