



An
Bord
Pleanála

Board Direction
BD-000852-18
ABP-301337-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2018.

The Board decided to refuse permission, by a majority of 2:1, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to zoning objective for the site 'to protect and /or improve residential amenity', it is considered that the retention of the commercial use, which is remote from adequate public transport facilities, would conflict with this objective and would give rise to serious injury to residential amenity in the vicinity. As such, the development for which retention is sought would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the information submitted with the application and appeal, that the proposed waste water treatment system is appropriately sized and located to safely treat waste water arising from the dwelling house and ceramics studio and associated toilet on site. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/08/2018

Terry Prendergast