



An
Bord
Pleanála

Board Direction
BD-001982-18
ABP-301439-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2018.

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

Reasons and Considerations

1. Having regard to the positioning, siting and location of the proposed dwelling in relation to the existing dwelling, and to the proposals for shared facilities and infrastructure on site, it is considered that the development, by reason of its layout and access arrangements, would constitute a disorderly and substandard form of development that would be injurious to the residential amenity of the site and adjoining property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, taken in conjunction with existing development in the area, would constitute an excessive density of suburban-type dwellings in a rural area, which would militate against the preservation of the rural environment. Furthermore, the proposed development would contribute towards undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the extreme groundwater vulnerability at this location, it is considered that the proposed development, taken in conjunction with existing development in the vicinity, would result in an excessive concentration of development served by individual wastewater treatment systems, and would constitute an unacceptable risk of groundwater pollution connected with the disposal of wastewater. Furthermore, the Board is not satisfied with the proposals for a shared percolation area with the adjoining dwelling having regard to future maintenance/ repair responsibilities. The proposed development would, therefore, be prejudicial to environmental and public health.

Board Member

Date: 17/12/2018

Paul Hyde