



An  
Bord  
Pleanála

**Board Direction**  
**BD-001355-18**  
**ABP-301521-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/10/2018.

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

### **Reasons and Considerations**

1. Having regard to the proposal to drain effluent arising from the proposed development to a proposed pumping station located above a surface water infiltration area and to pump that effluent to the public main potentially in perpetuity, the Board is not satisfied that the drainage proposal represents a sustainable approach to servicing the proposed development or that it would not give rise to a risk of groundwater or surface water pollution or a resultant risk to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed surface water infiltration area within a part of the site which appears to have poor drainage, and on the basis of the submissions made in connection with the planning application and appeal, it is considered that the applicant has not demonstrated that the proposed surface water management system is adequate or that it would not result in an increased risk of flooding within the appeal site, or on surrounding lands or otherwise result in a risk to public health.
3. Having regard to the location of the site within the centre of Newtownforbes, it is considered that the proposed development would be out of character with the pattern of development in the area, is of insufficient density, would

undermine the urban fabric of the village through the replacement of the existing public house building with an excessively wide junction and verges, would result in the poor disposition of public open space, and that it would have a lack of off-street car parking for house Nos. 1 and 2. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/10/2018

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Michelle Fagan