



An
Bord
Pleanála

Board Direction
BD-001863-18
ABP-301837-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/12/2018.

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

Reasons and Considerations

1. The site of the proposed development is located within the settlement boundary of the environs of Kinsale in the Blarney Macroom Municipal Local Area Plan 2017. The Plan acknowledges that Kinsale waste water treatment plant has adequate spare capacity to accommodate proposed development in Kinsale. Furthermore, the town of Kinsale is served by a mains water supply. The proposed development would be reliant upon a private waste water treatment system and bored well water supply. It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of public piped water and sewerage facilities serving the area and the period within which the constraint involved may reasonably be expected to cease. Furthermore, it is considered that the proposed development, and the precedent it would set, would undermine the orderly development of Kinsale on available serviced lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the constrained nature of the site, the difficult topographical characteristics to accommodate a functioning on-site effluent treatment system,

the lack of clarity on depth to bedrock on this site, the proximity of the proposed treatment system to bored wells serving adjoining residential property downgradient of the proposed system, and the proximity to the nearby River Bandon, it is considered that the proposed development would be prejudicial to public health, notwithstanding the proposal to provide a proprietary effluent treatment system.

Board Member

Date: 05/12/2018

Stephen Bohan