



An
Bord
Pleanála

Board Direction
BD-001649-18
ABP-302227-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2018.

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 its design, it is considered that the proposed development would fail to respond to the unique characteristics of the site would not contribute to a sense of place making and would create a poor quality streetscape at this location. The proposed development would, therefore be contrary to the provisions of the current Development Plan for the area, would injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

2 Having regard to the characteristics of the site, to the location of the proposed wastewater treatment system and its discharge relative to the location of the watercourse to the north of the site which outflows to the Carrowmore Point to Spanish Point and Islands SAC (Site Code 001020) at Spanish Point beach the Board is not satisfied on the basis of the submissions made in connection with the application and the appeal, that a satisfactory effluent treatment and disposal system can be provided and sustained on the site. It is therefore considered that the proposal would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/11/2018

Paul Hyde