



An
Bord
Pleanála

Board Direction
BD-001703-18
ABP-302545-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20.11.18.

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

Reasons and Considerations

1. In the absence of details specifying the intended operations/use of the workshop, which is located on lands with a zoning objective 'RE- to protect and/ or enhance existing residential communities and provide for new residential communities' it is considered that the removal of Conditions 1 and 4 of the parent permission 99/1199 is unjustified and the Board is not satisfied that the proposed development would not have an undue impact on the existing residential amenities of the area. The proposed development is therefore considered contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied that the applicant has demonstrated that the dwelling house and workshop have suitable independent waste water management proposals. In the absence of such information, the Board is not satisfied that the proposed development would not be prejudicial to public health.

Board Member

Date: 20/11/2018

Paul Hyde