



An
Bord
Pleanála

Board Direction
BD-002091-19
ABP-302932-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

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

Reasons and Considerations

Taken in conjunction with existing development in the area, the proposed development 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 Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

Note: Having regard to the high 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. However having regard to the substantive reason for refusal the Board decided not to pursue the matter further.

Board Member

Date: 11/01/2019

Paul Hyde