



An  
Bord  
Pleanála

**Board Direction**  
**BD-002802-19**  
**ABP-303003-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2019.

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 a designated development envelope of Ratharney as defined in the Longford County Development Plan 2015 – 2021, in which rural housing need has to be established. In the absence of information regarding the rural housing need of the applicant, the Board cannot be satisfied that the applicant meets the criteria for a house in this area as set out in the Development Plan and as such, the proposed development would materially contravene the objectives of the current Longford County Development Plan in relation to rural settlement and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the guidance as set out in 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)', in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the lack of an adequate flood risk assessment, the Board is not satisfied that the site is suitable for the treatment and disposal of domestic foul effluent in accordance with the "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)", 2009 and subsequent clarifications issued by the Environmental Protection Agency, having regard to the potential contamination of flood waters resulting from an inundation of the site. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/04/2019

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Terry Prendergast