



An
Bord
Pleanála

Board Direction
BD-002710-19
ABP-303025-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2019.

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

Reasons and Considerations

It is considered that, taken in conjunction with existing development in the vicinity and the separate proposed development on the immediately adjoining site, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The Board is not satisfied therefore that, on the basis of the information submitted with the application, specifically with regard to the location and form of existing wastewater treatment systems at development in the vicinity, the proposed development would not have significant adverse impacts on groundwater. The proposed development would, therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the content of the statutory development plan with regard to sustainable rural housing, specifically the reference at section 3.7.2 that *'it is considered pertinent to include measures to control rural housing with a presumption against unnecessary rural dwellings and urban generated urban housing.'* and at section 3.8.2 *'structurally weak rural areas'* the listed key objectives, *'to accommodate residential proposals as they arise subject to satisfactory site suitability and technical considerations... to maintain and strengthen existing towns and villages and to direct urban generated housing demand into these areas'*. In addition, National Policy Objective 19 of the National Planning Framework notes that in rural areas which are not under urban influence, it is an objective *'to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.'* In this regard, the Board considered that a more detailed overview of the applicant's relationship to these policies and objectives, and to exclude any proposal which is urban generated, would be beneficial in any future application at the subject lands.

Board Member

Date: 29/03/2019

Chris McGarry