



An  
Bord  
Pleanála

**Board Direction**  
**BD-003053-19**  
**ABP-303447-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2019.

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

### **Reasons and Considerations**

Having regard to the planning history of the site, the existing deficiencies in the Knocklong Waste Water Treatment Plant which discharges to the River Camoge, and to the lack of certainty in respect of future capacity improvements to the Waste Water Treatment Plant, the Board considered that the proposed development, which would increase the number of connections to the existing system, would be premature. Furthermore, and as a consequence of the potential for indirect impacts on the water quality of the river, the Board considered that the proposed development would be prejudicial to public health and pose an unacceptable risk of environmental pollution and would therefore be contrary to the proper planning and sustainable development of the area.

**Note 1:** The board had additional concerns with regard to the layout and design of the proposed development in particular with its compliance with the Design Manual for Urban Roads and Streets, 2013 and the overall quality of the public open spaces provided, which were either bounded by roads and/or made little provision for passive surveillance. Furthermore, the board considered that in the absence of detailed service drawings, there was a lack of clarity in terms of the service

connections for the proposed development. However, in light of the extant reason for refusal detailed above, the board decided not to write out to the applicant, in accordance with the provisions of Section 132 of the Planning and Development Act, 2000, as amended, seeking additional information.

**Note 2:** Copy of Direction to issue with the Board Order

**Board Member**

**Date:** 16/05/2019

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Maria FitzGerald