



An
Bord
Pleanála

Board Direction
BD-003796-19
ABP-303916-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2019.

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

Reasons and Considerations

On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the level of the existing public sewer on Knapton Road at the location where a connection point is sought, is definitively known, and as a consequence it cannot be determined whether the foul and surface network proposed in the application and appeal documentation, is technically usable. Furthermore, it is not certain what final form of a technical services network is required to ensure a safe and usable connection to the public sewer, including for example, pipe levels, potential pumping requirements for foul and/or surface water networks within the application site. In this regard it is considered that the proposed development would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/08/2019

Chris McGarry