



An
Bord
Pleanála

Board Direction
BD-003523-19
ABP-303980-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7/11/2019.

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 in the town of Aughrim where the existing wastewater treatment plant is already over capacity. It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which these constraints may reasonably be expected to cease. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in an area liable to flood events and to the provisions of the 'Planning System and Flood Risk Management, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November 2009, the Board is not satisfied, on the basis of submissions made in connection with the planning application and the appeal, that the subject site is an appropriate location for the scale and type of development proposed. It is considered that the proposed development would negatively impact on the flood regime of the surrounding area and the amenities of surrounding properties and would,

therefore, be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the streetscape and context of NIAH buildings of regional importance, it is considered that the design of the proposed dwellings is pastiche and would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 12/07/2019

Stephen Bohan