



An
Bord
Pleanála

Board Direction
BD-003601-19
ABP-304112-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/7/2019.

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

Reasons and Considerations

- 1 Having regard to National Policy Objectives as set out in the National Planning Framework, 2018, the location of the site within a structurally weak area as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and having regard to the absence of a housing need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines for a house at this location. The proposed development, in the absence of any identified need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 The site is located within an area identified as a locally important aquifer with an "extreme" vulnerability classification. The trial holes were located outside the site, at a depth of 1.1 metres and not 2.1 metres, and were not subject to the correct percolation tests, as required in the Environmental Protection

Agency Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009). The Board is not satisfied that effluent from the proposed development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development, would, therefore, be prejudicial to public health.

- 3 It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a substandard road at a point where sightlines are restricted in an easterly and westerly direction.

Board Member

Date: 19/07/2019

Terry Ó Niadh