



An
Bord
Pleanála

Board Direction
BD-003892-19
ABP-304414-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2019.

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 information submitted with the application and appeal, it is considered that, taken in conjunction with existing development in the vicinity served by individual, private effluent treatment systems and private wells, the proposed development would exacerbate the threat to groundwater quality in the area, with particular regard to nitrate contamination and would, therefore, be seriously injurious to the amenities of the area and prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted that the location of the subject site is within an 'Area under Urban Influence', as designated in the statutory development plan. In addition, the provisions of National Policy Objective 19 of the National Planning Framework, state that in rural areas under urban influence, the facilitation of single housing in the countryside is based on the core consideration of demonstrable economic or social need to live in a rural area and having regard to siting and design criteria for rural housing in statutory guidelines and plans. Having regard to the documentation submitted with the application and appeal, including the described nature and location of the current employment positions held by the applicants, the Board considered that in this instance, the applicants would not appear to meet the test of demonstrable social or economic need to live at this subject site. The proposed development would, therefore, be likely to be contrary to the relevant provisions of the statutory development plan and to over-arching national policy. However, given the substantive reason for refusal and noting that this is a new issue within the content of the appeal submission, it was decided not to pursue this matter further under the current appeal.

Board Member

Date: 27/08/2019

Chris McGarry