



An
Bord
Pleanála

Board Direction
BD-003960-19
ABP-304587-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd September 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 proposed development does not provide for adequate separation distance from the adjacent watercourse in accordance with Section 11.5.5 - Landscape of the South Dublin County Development Plan 2016-2022. The development is contrary to Policy IE2 Objective 9 of the South Dublin County Development Plan 2016-2022 which seeks to protect water bodies and watercourses, including rivers and streams. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the proposed extension to Whitechurch Stream and the design of the proposed extension, which is substantially within the root protection area of tree no. 29 (Sycamore – Category B1), tree no. 30 (Horse Chestnut – Category B) and tree no. 31 (Monterey Cypress), which form part of the mixed broadleaved woodland on site and provides habitat structure and affords resting, breeding and foraging habitat for a variety of species, the Board is not satisfied that the development would not impact negatively on the existing local ecology and biodiversity corridor. Accordingly, the proposed development would be contrary to Green Infrastructure policy (Policy 02) of the South Dublin County Development Plan 2016-2022. It is

considered that the proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

3. In the absence of an analysis of the wastewater treatment plant and associated percolation area demonstrating compliance with relevant standards, and notwithstanding the fact that the development will not increase the demand on the wastewater treatment system, the applicant has not demonstrated the loading capacity of the existing treatment system and that the development would comply with the relevant EPA Code of Practice - Wastewater Treatment Systems. The Board is not satisfied that the development would not be prejudicial to public health and constitute an unacceptable risk of water pollution, having particular regard to the location adjacent to a watercourse.

Board Member

Date: 03/09/2019

Stephen Bohan