



An
Bord
Pleanála

Board Direction
BD-004533-19
ABP-305030-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2019.

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

Reasons and Considerations

Having regard to the site conditions of the proposed development that include the presence of fractured limestone at shallow levels and an aquifer of regional importance and extreme vulnerability, and having regard to the advice on water quality contained in the Sustainable Rural Housing Guidelines for Planning Authorities, 2005, it is considered that the proposed reliance upon a highly engineered waste water treatment system to service the proposed dwelling house would not be sufficient to overcome the risk to water quality that would be posed. The proposal would, therefore, pose an unacceptable risk of pollution of waters and a potential corresponding loss of water quality that would be prejudicial to public health and, as such, it would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/11/2019

Terry Prendergast

Note:

The Board also considered that the design of the proposed dwelling house because of its suburban nature would be not in keeping with its rural location in proximity to Castle Hewson and, as such, would seriously injure the visual amenities of the area.

Please include Direction with Order.