



An  
Bord  
Pleanála

**Board Direction**  
**BD-004906-20**  
**ABP-305404-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2020.

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

### **Reasons and Considerations**

1. Doolin is deficient in terms of municipal wastewater facilities, with it being a General Objective under the County Development Plan relating to the town "to encourage the investigation by Irish Water of the feasibility of using capacity at the wastewater treatment plant in Lisdoonvarna to serve Doolin". The proposed development includes the installation of a private wastewater treatment system. Having regard to its nature and scale, it is considered that the proposed development would be premature pending the provision of adequate municipal wastewater treatment facilities within Doolin, would contribute to a proliferation of wastewater treatment systems in the area, would set an undesirable precedent for the future development within the settlement, and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development of a wastewater treatment system to serve a commercial development (public house/restaurant) on lands zoned 'Agriculture' under the County Development Plan is not a use indicated as being acceptable within this zoning objective and, in this regard, the proposed

development would materially contravene a zoning objective of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reason of its form and poor architectural expression, would seriously injure the visual amenities of the area and contravene the land use zoning objective for the site and would, therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/01/2020

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John Connolly