



An
Bord
Pleanála

Board Direction
BD-005117-20
ABP-305586-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the position of the proposed dwelling on the subject site, in close proximity to an existing wastewater treatment plant on a separate adjoining property not within the applicant's control, it is considered that the proposed development would be prejudicial to public health. The proposed would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the commentary within the application and appeal documentation that the proposed dwelling itself would be served by public sewerage infrastructure, subsequent to the completion of the Lower Harbour Main Drainage Scheme. However, on the basis of the documentation submitted with the application and appeal, it has not been demonstrated that the existing wastewater treatment plant on the adjoining property and not within the applicant's control, will not continue in use. In this regard, the Board considered the potential continued presence of a wastewater treatment plant, in close proximity to the proposed dwelling, to be a material consideration in making a determination on this appeal.

Board Member

Date: 11/02/2020

Chris McGarry