



An
Bord
Pleanála

Board Direction
BD-005004-20
ABP-305884-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2020.

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

Reasons and Considerations

1. It is the policy of the planning authority that development outside of designated urban centres should be strictly limited to local need. This is set out in the current Development Plan and Local Area Plan for the area, where it is the settlement policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill. The proposed development, which does not cater for locally derived housing needs, would conflict with the policies of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the site is not suitable for the disposal of on-site effluent due to the inadequate percolation characteristics of the site. The proposed development would, therefore, be prejudicial to public health

Board Member

Date: 31/01/2020

Michelle Fagan