



An
Bord
Pleanála

Board Direction
BD-005490-20
ABP-306564-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2020.

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

Reasons and Considerations

1. Having regard to the steeply sloping nature of the terrain and restricted area of the site the proposals for foul drainage including a soil polishing filter would be prejudicial to public health due to the risk of effluent seeping onto the adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in an excessive concentration of development served by wastewater treatment systems in an area which is considered to be a sensitive water environment within 300m of the River Lee. The Board is not satisfied that the effluent from the proposed development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a sand polishing filter, nor that the proposed development would not result in an excessive concentration of development served by wastewater treatment systems in an area which is considered to be a sensitive water environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/03/2020

Maria FitzGerald