



An  
Bord  
Pleanála

**Board Direction**  
**BD-005958-20**  
**ABP-306618-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 17<sup>th</sup>, 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 pattern of development in the vicinity, with a multiplicity of dwellings and associated on-site wastewater systems, it is considered that the proposed percolation area would exacerbate a proliferation of percolation areas in close proximity to one another. When taken in conjunction with the low T-value results and the absence of specific details demonstrating that water quality would not be adversely affected, it is considered that the proposed development would be prejudicial to public health, both for the occupants of the existing residential accommodation on site and to the residents of adjoining property. The development for which retention is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing and permitted development in the vicinity, and having regard to the planning history of the subject site and adjoining landholding, it is considered that the development for which retention is sought would result in ad-hoc piecemeal residential development within a rural area lacking public services and community facilities and would militate

against the preservation of the rural environment. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the design and layout of the residential accommodation for which retention is sought, it is considered that the development would be out of character with the established pattern of development in the area and would set an undesirable precedent for such development. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** June 17<sup>th</sup> 2020

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Philip Jones