



An
Bord
Pleanála

Board Direction
BD-005957-20
ABP-306624-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 17th, 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 poor drainage characteristics of the subject site in terms of a high water table due to fluctuating seasonal conditions, and to the presence on the site of peaty substrates and rushes, the Board is not satisfied that the safe disposal of effluent from the proposed development can be guaranteed in strict accordance with the EPA Code of Practice Manual for Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. less than or equal to 10). In such circumstances, the proposed development would be prejudicial to public health and would seriously endanger the health and safety of persons occupying the structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the subject site to the West Connaught Coast Special Area of Conservation (site code number 002998), and the hydrological connectivity of the site to this European Site, the Board cannot be satisfied, beyond reasonable scientific doubt, by reason of the poor drainage characteristics of the subject site, and the lack of certainty that the proposed

wastewater treatment system will be capable of safely disposing of domestic effluent without impacting on groundwater or surface water, that the proposed development would not adversely affect the integrity of this European site, in the light of its conservation objectives. The Board is therefore precluded from granting permission for the development of the subject site.

Board Member

Date: 17th June 2020

Philip Jones