



An
Bord
Pleanála

Board Direction
BD-006151-20
ABP-306710-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2020.

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

Reasons and Considerations

Having regard to, the scale and form of the structure for which retention permission is sought, the absence of a defined vehicular and pedestrian access to the structure from the adjoining road network, the stated residential use of the structure, it is considered that the development for which retention permission is sought would constitute a substandard form of development with significant adverse impacts on the residential amenity of occupants, would represent piecemeal and disorderly development at this location and would conflict with the pattern and character of development in the area. The development for which retention permission is sought would, therefore, seriously injure the residential amenities of the occupants of the structure, would by itself and by the precedent it would set seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: the Board noted and agreed with the comments of the Inspector regarding the absence within the application and appeal documentation, of scientific information relating to the potential effect of the proprietary effluent treatment system, on the adjoining European site, Lough Sheelin SPA (site code: 004065). However, given

the substantive reason for refusal set out above, the Board decided not to pursue this matter further within the context of the current appeal.

Board Member

Date: 27/07/2020

Chris McGarry