



An
Bord
Pleanála

Board Direction
BD-006470-20
ABP-306978-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2020.

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

Reasons and Considerations

1. The Board is not satisfied that, on the basis of the information submitted with the application, specifically with regard to the location and form of wastewater treatment system and the pattern of flooding in the vicinity that the proposed development would not have significant adverse impacts on groundwater. The proposed development when taken in conjunction with existing and permitted development in the vicinity would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements, the proposed development does not comply with National Policy Objective 19. The proposed development would

contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 16/09/2020

Stephen Bohan