



An  
Bord  
Pleanála

**Board Direction**  
**BD-006435-20**  
**ABP-307017-20**

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

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

### **Reasons and Considerations**

1. Having regard to the nature and scale of the proposed development, the proposed method of effluent treatment by way of a privately operated wastewater treatment plant which is of insufficient capacity to serve the proposed development as its design, based on the details as set out in planning permission PL04.239786 11/529, provides for the servicing of adjacent pre-existing residential units. The proposed development would materially contravene condition 1 of planning permission ref. PL07.239786 11/529 and would be prejudicial to public health and contrary to the proper planning and sustainable development of the area. It is considered that the proposed development would be premature pending the provision of public sewerage facilities to support the sustainable development of the settlement.
2. In the absence of a site specific flood risk assessment and having regard to the planning history of the site the Board is not satisfied based on the details submitted that the proposed development would not have an adverse impact on lands outside the site by means of increased flood risk.

**Note:** The Board considered that the proposed development by reason of its layout and design, including inadequate provision for overlooking of public open space, poor aspect, and insufficient housing mix, would constitute a poor quality environment and would set an undesirable precedent for substandard development and would therefore be contrary to the proper planning and sustainable development of the area. The Board decided not to include this as an additional reason for refusal having regard to the substantial reasons for refusal above.

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

**Board Member**

**Date:** 10/09/2020

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Stephen Bohan