



An
Bord
Pleanála

Board Direction
BD-006632-20
ABP-307429-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/10/2020.

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

Reasons and Considerations

On the basis of the information presented, and particularly in the absence of any consent from Irish Water or detailed agreement and method of connection of the proposed development to the permitted residential development to the north including clearly identified connection point and levels, the Board is not satisfied that an acceptable and feasible method of connection of the development to the public foul sewerage network is available. In the absence of such details the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Note:

The Board did not agree with the Inspector's proposed first reason for refusal, except in respect of the proximity of the proposed semi-detached units to each other which, it considered, could be dealt with by condition but for the substantive reason for refusal above.

Board Member

Date: 05/10/2020

John Connolly