



An
Bord
Pleanála

Board Direction
BD-007849-21
ABP-308904-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2021.

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

Reasons and Considerations

The Board is not satisfied on the basis of the information received with the planning application, that the details in respect of the suitability of the site for the treatment and disposal of wastewater are in accordance with the EPA Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses" (2009). In the absence of such information it is considered that the proposed development would be prejudicial to public health and would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/04/2021

Terry Prendergast

Note:

The Board is also noted that the site of the proposed development is located within a 'Settled Landscape' as set out in the current Development Plan, where Objective CDP13.2: Settled Landscapes applies and where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion and where developments will be required to demonstrate that the design reduces visual impact through careful choice of forms, finishes and colours. This objective is considered reasonable. Having regard to the topography and exposed sensitive rural nature of the site, the positioning of the proposed development, together with its volume, scale, height and elevational treatment, the Board considers that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. However, given the substantive reason for refusal above, it decided not to pursue this matter further.

Please issue Direction with Order.