



An  
Bord  
Pleanála

**Board Direction**  
**BD-009310-21**  
**ABP-309573-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/10/2021.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the location of the proposed development within a Level 4 settlement under the Louth County Development Plan 2015-2021, and to the proposal for the dwellings to be served by individual waste treatment systems, the Board was not satisfied that the proposed development would not give rise to a proliferation of waste water treatment systems in the area and considered that the proposed development would pose an unacceptable risk of environmental pollution and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, and notwithstanding the location of the proposed development within a Level 4 settlement and the planning gain arising from the completion of an unfinished estate, the Board was not satisfied that the proliferation of waste water treatment systems serving existing dwellings in the area in conjunction with eight proposed dwellings on restricted plot sites, would not give risk to an unacceptable risk of environmental pollution. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Maria FitzGerald*

Maria FitzGerald

**Date:** 22/10/2021