

An  
Bord  
Pleanála

**Board Direction**  
**BD-008880-21**  
**ABP-309923-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/08/2021.

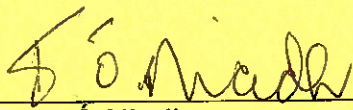
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The retention and creation of features of local biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses and wetlands is a stated objective of the County Council as expressed in the County Development Plan (Objective NE-32). The proposed development would necessitate the removal of a substantial length of roadside hedgerow in order to achieve adequate sightlines and would also involve the culverting of an existing stream within the site which in combination would seriously damage the ecology, visual amenities and rural character of the area and would conflict with an objective of the development plan, which seeks to conserve and protect such features and with the Guidelines on Sustainable Rural Housing, published by the Department of the Environment, Heritage and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the site including the presence of a watercourse and number of surface water drains crossing the site and in the absence of a flood risk assessment the Board is not satisfied on the basis of the submissions made in connection with the application and the appeal that the site can be drained satisfactorily by means of a septic tank, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Board Member

  
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Terry Ó Niadh

Date: 11/08/2021