



An
Bord
Pleanála

Board Direction
BD-008981-21
ABP-310220-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2021.

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

Reasons and Considerations

Having regard to the planning history of the site, the location of the site in an area at risk of flooding, the nature of the proposed development which includes the provision of a wastewater treatment system in close proximity to the foreshore, based on the limited details provided in the application and appeal in relation to the appropriateness and capacity of a satisfactory effluent treatment and disposal system to be installed and sustained on the site and in the absence of a Natura Impact Statement, the Board is not satisfied that the proposed development would not adversely affect the integrity of the European Sites Castlemaine Harbour Special Area of Conservation (Site code 000343) and Castlemaine Harbour Special Protection Area (Site code 004029), in view of the Sites' conservation objectives. Accordingly, in such circumstances, the Board is precluded from granting permission.

Board Member

Dave Walsh

Date: 30/08/2021