

An  
Bord  
Pleanála

**Board Direction**  
**BD-008996-21**  
**ABP-310344-21**

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**

The appeal site is in an area underlain by groundwater source classified as extreme in terms of vulnerability. The proposed development and a significant number of existing dwellings in the vicinity are dependent on groundwater for the purposes of water supply. In addition, the dwelling is in an area that has a significant number of existing rural dwellings and subsequently individual wastewater treatment systems. The Board considers that the proposal would give rise to an over proliferation/concentration of wastewater treatment systems in an area where there is high dependence on groundwater for the purposes of water supply and such groundwater source is extremely vulnerable. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

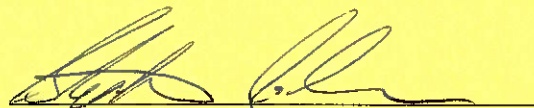
### **Note:**

Having regard to the location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable

economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant might not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, might therefore contribute to the encroachment of random rural development in the area and might militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. However, having regard to the substantive reasons for refusal above, the Board did not pursue this matter.

(Please issue a copy of this Direction with the Board Order to the parties.)

**Board Member**



Stephen Bohan

**Date:** 31/08/2021