

An
Bord
Pleanála

Board Direction
BD-009894-22
ABP-311052-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2022.

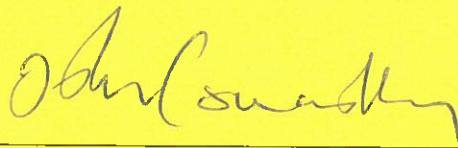
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the appeal site configuration and pattern of development in the area the proposal to retain the dwelling would constitute haphazard backland development that would detract from the character and appearance of the area and seriously injure the amenities of nearby properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard the nature of the site as a subdivision of a dwelling site and to the density of houses served by individual wastewater treatment systems in the immediate vicinity, the Board is not satisfied, based on the details provided, that all the required minimum separation distances from domestic waste water treatment systems can be met in accordance with the requirements of the Environmental Protection Agency | Code of Practice : Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), March 2021, and that the site can be adequately drained. It is considered that

the proposed development would result in a proliferation of wastewater treatment systems in close proximity which would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 28/01/2022

John Connolly