

An
Bord
Pleanála

Board Direction
BD-011910-23
ABP-311183-21

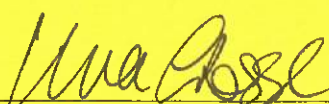
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/03/2023.

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 high water table and concentrated soakage and percolation areas, combined with the potential risk of flooding, it is considered that the proposed development, which would comprise an intensification of development on the site, could give rise to the contamination and pollution of the surface water system. Furthermore, based on the information submitted the separation distances required in Table 4 of the EPA's 'Wastewater Treatment Manual - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels', have not been provided. Therefore, the Board is not satisfied, on the basis of the information received and the submissions made in connection with the planning application and the appeal, that the site would be suitable for the on-site disposal of wastewater generated by the proposed development. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member


Una Crosse

Date: 15/03/2023

