

An
Bord
Pleanála

Board Direction
BD-011358-22
ABP-311379-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2022.

The Board decided to refuse permission, for the following reasons and considerations.

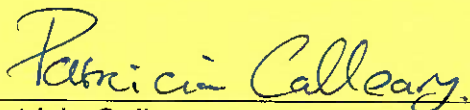
Reasons and Considerations

The stated proposal for the connection to the wastewater services would involve connecting to existing pipework infrastructure to the rear of a house that is one of a group of houses in a terrace of protected structures laid out over three levels in the first instance and thereafter, the existing pipework (with the additional wastewater loading) would traverse a narrow opening through the house at street level prior to connecting to the public foul sewer piped network along the public road at John's Hill, Waterford. Noting the particular circumstances of the site constraints that exist, the technical feasibility for this arrangement is not sufficiently detailed in the information presented with the application or appeal. Furthermore, noting the constrained site size in an urban area, the proposal for discharge of surface water on site using soak pits, as introduced at appeal stage, has not been detailed with design information or drawings.

In the absence of demonstrated clarity regarding the servicing of the development to accommodate an indirect wastewater connection to the public sewer and the safe disposal of surface water on site using soakpits, the Board was not satisfied that the proposed development would not be prejudicial to public health or constitute orderly development and the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that there was sufficient clarity on the technical feasibility to treat and dispose both foul water (to the public foul water network) and surface water (on site), having particular regard to the particular site constraints and accordingly the Board did not consider that this could be resolved by the attachment of a planning condition. Furthermore, noting the constrained site size in an urban area, the Board noted the proposal for discharging surface water on site using soak pits, as introduced at appeal stage, however, the proposal was not detailed with design information or drawings. In the absence of demonstrated clarity regarding the servicing of the development to accommodate an indirect wastewater connection to the public sewer to the public sewer and the safe disposal of surface water on site using soakpits, the Board was not satisfied that the proposed development would not be prejudicial to public health or constitute orderly development and the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 7/10/2022