

An
Bord
Pleanála

Board Direction
BD-010166-22
ABP-311757-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2022.

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

Reasons and Considerations

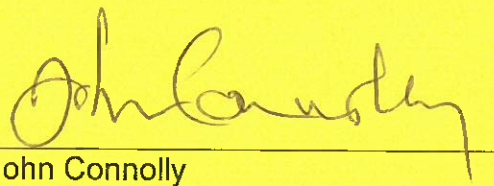
Having regard to the conditions pertaining on site, Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the proprietary effluent treatment system and raised polishing filter proposed to serve the proposed extended dwelling is adequate to treat effluent arising from the proposed development in a manner that would not give rise to the risk of pollution to surface water and/or ground water. The proposed development would, therefore, be prejudicial to public health.

Note:

Having regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, the Board considered that, having regard to the viability of smaller towns and rural settlements, the proposed development might not comply with National Policy Objective 19. The development might contribute to the encroachment of random rural development in the area, might militate against the preservation of the rural environment and the efficient provision of public services

and infrastructure and might contravene the provisions of the National Planning Framework. The proposed development might, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board considered this to be a new issue in the context of the planning application and appeal and, having regard to the substantive reason for refusal, decided not to pursue this matter further with the parties.

Board Member



John Connolly

Date: 03/03/2022