

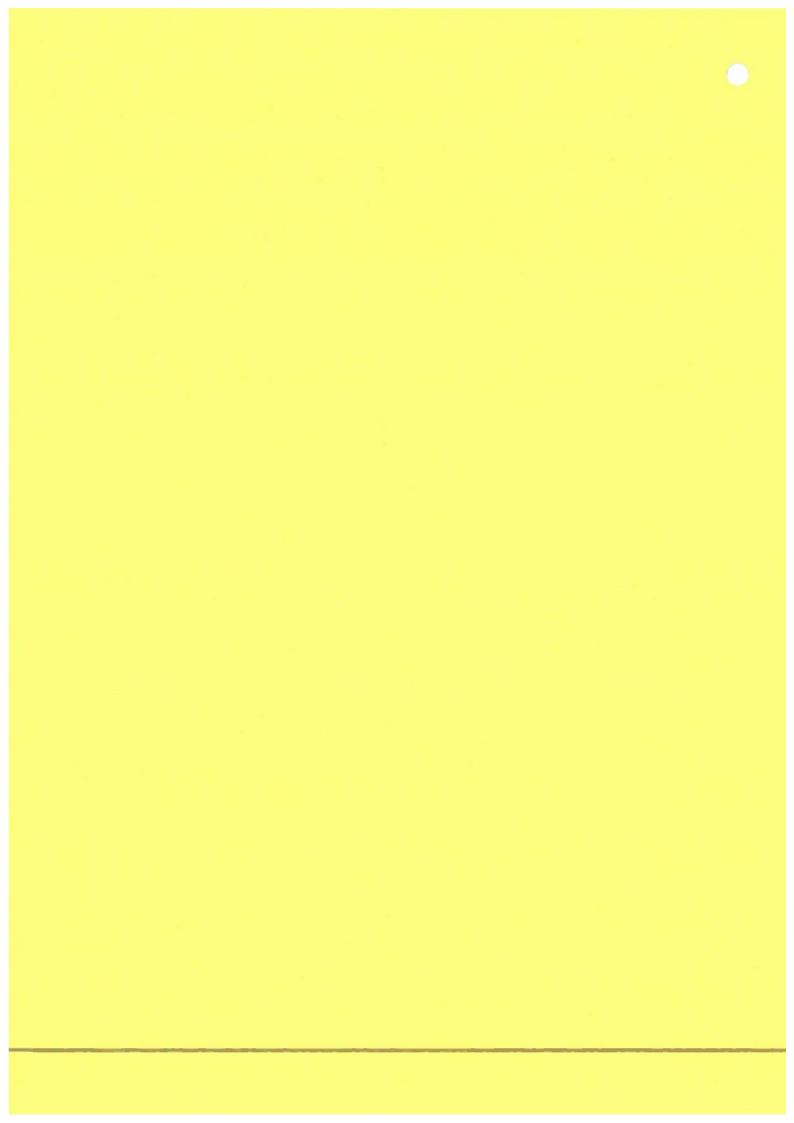
## Board Direction BD-012264-23 ABP-312596-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/05/2023.

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 planning history of the site, including the previous Council and Board decisions to refuse permission for the replacement of a chalet type dwelling with a new log cabin dwelling, it is considered that this proposal for the indefinite retention of the existing septic tank system, distribution chamber and percolation area to serve the existing unauthorised chalet on site, would facilitate the consolidation and intensification of this unauthorised development. The proposed retention development would therefore set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.
- 2. The development proposed to be retained is located within an area where there is already a high concentration of dwellings served by septic tanks and private wells. It is considered, on the basis of the submitted documentation, and in particular in the context of the fact that the area is located over a locally important aquifer of high vulnerability, that the applicants have not demonstrated that the site is suitable to cater for the safe treatment and disposal of effluent from the existing unauthorised chalet on site and, in the absence of any plans for the provision of public water or sewerage facilities to



serve the area, the development proposed to be retained would facilitate an excessive concentration of development served by individual wastewater treatment systems and would, therefore, be prejudicial to public health.

**Board Member** 

**Pate:** 25/05/202

