

An
Bord
Pleanála

Board Direction
BD-011380-22
ABP-312873-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2022.

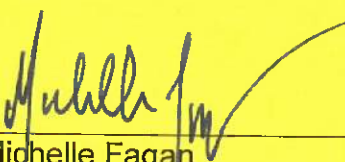
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development would be prejudicial to public health because it is considered that the subsoil, as indicated by tests, is unsuitable for the treatment of septic tank effluent, and the area of the site is insufficient to accommodate the required separation distances, notwithstanding the proposed use of a proprietary wastewater treatment system.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the submissions on the file, the uninhabitable state of the existing structure, the limited size of the subject site, where the subject site has failed the site suitability test, in an area of a locally important aquifer with extreme vulnerability and considered that the proposed development would be prejudicial to public health and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 14/10/2022

