

An  
Bord  
Pleanála

**Board Direction**  
**BD-013613-23**  
**ABP-313013-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/2023.

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

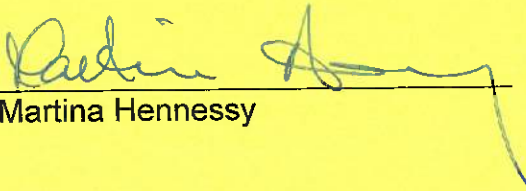
### **Reasons and Considerations**

1. The Board had regard to the Offaly County Development Plan 2021-2027, Policy BLP-24 (to support the protection and management of existing networks of woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character), Objective BLO-16 (to encourage the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees), the location of the development proposed to be retained, together with the proposed development, on a mature woodland site. In this regard, it considered that the applicant has not presented sufficient information to demonstrate the proposed development would not seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would militate against the preservation of the rural environment in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the EPA Code of Practice Domestic Wastewater Treatment Systems March 2021, the underlying soil conditions and abutting watercourse along the western site boundary, the Board is not satisfied that the applicant has provided sufficient information in accordance with the Guidelines demonstrating the required separation distances from an open drain. The proposed development would, therefore, be prejudicial to public health.

In not accepting the recommendation of the Inspector with regard to the proposed retention of the entrance and partially constructed driveway, the Board had regard to the Offaly County Development Plan 2021-2027, Policy BLP-24 and Objective BLO-16. The Board considered the applicant has not presented sufficient information to demonstrate the proposed development to be retained would not seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would militate against the preservation of the rural environment in the vicinity.

**Board Member**

  
Martina Hennessy

**Date:** 07/09/2023