



An
Bord
Pleanála

Board Direction
BD-012368-23
ABP-313024-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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 Kerry County Development Plan 2022-2028, the poorly drained ground conditions on site, together with the very high seasonal water table, the cumulative pressures on water resources resulting from the number of houses in the vicinity served by individual wastewater systems/septic tanks, and notwithstanding the documentation submitted in support of the application and appeal, the Board is not satisfied that the site is suitable for the treatment and disposal of wastewater arising from the proposed development in accordance with policy objective KCDP 13-19. Furthermore, the Board is not satisfied that the proposed development will not pose an unacceptable risk to water resources in the area. The proposed development would, therefore, constitute an unacceptable risk of pollution, would be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Note

The Board also noted the proposed site is zoned in the Kerry County Development Plan 2022-2028 as a Rural Area under Urban Influence. While ordinarily this would warrant further consideration and a request for further information in the context of

policy objective KCDP 5-15, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member

Eamonn James Kelly

Date: 07/06/2023

Eamonn James Kelly