



An
Bord
Pleanála

Board Direction
BD-011063-22
ABP-313169-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/07/2022.

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

Reasons and Considerations

1. On the basis of the water table tests carried out and the lack of information in relation to the site improvement works previously carried out, the Board cannot conclude that the development to be retained has not or would not impact adversely on ground and or surface water; the development to be retained would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the development for which retention is sought and in the absence of sufficient information in relation to the site improvement works previously carried out, and where the water table tests carried out were not in compliance with the EPA CoP, the Board cannot carry out a screening for appropriate assessment, and therefore, cannot establish whether or not an NIS is required. In such circumstances, the Board is precluded from granting permission.

Board Member


Michelle Fagan

Date: 03/08/2022