



An
Bord
Pleanála

Board Direction
BD-015724-24
ABP-314008-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2024.

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 proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to the Sustainable Rural Housing, Guidelines for Planning Authorities, 2005 and would therefore be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area, and having regard to the subsurface and percolation test results which are indicative of fast draining soils, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwelling and considers that the method of foul water disposal will render the treatment of the effluent unacceptable and could increase the risk of serious water pollution. Accordingly, the proposed development would

be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member Una Crosse Date: 05/03/2024
Una Crosse