



An
Bord
Pleanála

Board Direction
BD-014259-23
ABP-314196-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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

Reasons and Considerations

1. In the absence of a recent site characterisation report, it has not been adequately demonstrated that the waste-water treatment system proposed to serve the house would be adequately sized to cater for the proposed house on the site, or that the required depth of unsaturated subsoil to treat effluent on the site in accordance with the current EPA Code of Practice (2021) would be provided. Furthermore, 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 percolation test results dating from 2001, which are indicative of a 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.
2. Having regard to the design, height and massing of the proposed dwelling, it is considered that the proposed development would seriously injure visual amenities

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

Board Member



Martina Hennessy

Date: 24/10/2023