



An  
Bord  
Pleanála

**Board Direction**  
**BD-015228-24**  
**ABP-314366-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2024.

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: -

- The nature of the proposed development, which would involve seasonal fluctuations of occupancy,
- The volume of full occupation proposed for the site;
- The seasonal nature of the use of the proposed on-site wastewater treatment system, which includes the use of ferric sulphate as a means of reducing phosphorus emissions from the site, and
- The shallow observed depth of the water table on the site,

The Board is not satisfied, on the basis of the submissions made in connection with the planning application and appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a tertiary wastewater treatment system. The proposed development would therefore pose an unacceptable risk of environmental pollution and would be contrary to the proper planning and sustainable development of the area.

Board Member

Una Crosse  
Una Crosse

Date: 26/01/2024