



An
Bord
Pleanála

Board Direction
BD-014326-23
ABP-314515-22

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

It is considered that the proposed development, by reason of scale and extent, will materially alter the loading to the existing private wastewater treatment system serving the existing dwelling. Having regard to the information submitted with the application and appeal, the Board cannot be satisfied that the existing septic tank and percolation area would be suitable to cater for the level of loading consequent to the implementation of the proposed development at the subject site. Nor can the Board be satisfied that, if any upgrades to the existing system are deemed necessary consequent to the implementation of the proposed development, that these would not have spatial consequences for a final proposed layout of the overall subject site. In the absence of such information, it is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 26/10/2023