



An
Bord
Pleanála

Board Direction
BD-014373-23
ABP-314919-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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

Reasons and Considerations

The Board is not satisfied on the basis of the information on file received with the planning application and the appeal and the characteristics of the site, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. Furthermore, it is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks or treatment systems in the area. The proposed development, would, therefore, be prejudicial to public health.

The Board shared the view of the planning authority that the applicant would comply with the rural housing policy set out under Policy SSP-27 of the Offaly County Development Plan 2021-2027 and in this regard did not agree with the second reason for refusal recommended by the Inspector.

Board Member


Una Crosse

Date: 27/10/2023