



An
Bord
Pleanála

Board Direction
BD-014859-23
ABP-314986-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2023.

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

Reasons and Considerations

1. Having regard to the information submitted with the planning application and appeal, specifically to the discrepancies in relation to the rate of effluent discharge to the ground, with implications for the capacity of the site to cater for the treatment of effluent, noting the vulnerability of groundwater which is classified as extreme, and notwithstanding the tertiary treatment proposed, the Board is not satisfied that the site is capable of treating foul effluent arising from the dwellings 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. Based on the information submitted with the planning application/appeal the applicant has not adequately demonstrated that pedestrian connectivity can be facilitated from the proposed development using the laneway running south alongside the Realt na Mara Church, which would require upgrading. In the absence of this link pedestrians would be required to take a circuitous

route through Gleann na bhFear, exiting onto the L-5392 which is not served by a public footpath or lighting. It is considered that this access route is substandard and would endanger the safety of pedestrians.

Note: The Board noted that the issue of pedestrian connectivity was raised in the application and therefore did not consider it to be a new issue.

Board Member



Liam Bergin

Date: 15/12/2023