



An
Bord
Pleanála

Board Direction
BD-017002-24
ABP-315260-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2024.

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 characteristics of the site including the high water table, the vulnerability of the wider site to flooding, and the capacity of the proposed wastewater treatment system to operate effectively, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would not be prejudicial to public health, and would not cause pollution that would adversely affect the water quality in the Turvey river, and the integrity of the Malahide Estuary Special Area of Conservation (Site Code:000205) and the Malahide Estuary Special Protection Area (Site Code:004025), or any other European site, in view of the sites' Conservation Objectives. Accordingly, the Board is precluded from granting permission in these circumstances.

Board Member

Liam Bergin

Date: 16/07/2024