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Bord  
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**Board Direction**  
**BD-015517-24**  
**ABP-316169-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

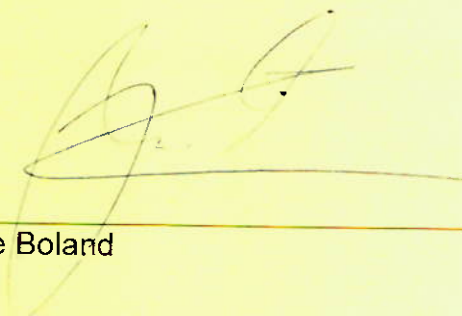
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is the policy of the planning authority as set out in the Limerick Development Plan 2022-2028 to control urban sprawl and ribbon development. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of urban type services which would be uneconomic and inappropriate in such a rural setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of sufficient information and the failure to demonstrate compliance with the EPA Code of Practice 2021 Domestic Waste water Treatment Systems for PE 10, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that the site can be drained satisfactorily by means of a septic tanks, notwithstanding the

proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

**Board Member**

A handwritten signature in black ink, appearing to read 'Joe Boland', written over a horizontal line.

Joe Boland

**Date:** 22/02/2024