



An
Bord
Pleanála

Board Direction
BD-016128-24
ABP-317376-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2024.

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 considered the proposed development would be premature pending future capacity upgrades at the Killeens Wastewater Treatment Plant and the period in which the constraint may reasonably be expected to cease. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and the appeal and, in particular, having regard to the absence of an examination of the likely significant effects arising from the proposed connection to the Killeens Wastewater Treatment Plant which is currently overloaded and which has a hydrological connection to the SPA, the Board could not be satisfied that the proposed development either individually, or in combination with other plans and projects approved in the local area, would not result in adverse effects on the integrity of the Cork Harbour SPA (004030) in view of the site's conservation objectives. Therefore, in this particular instance, the Board is precluded from considering a grant of permission for the proposed development.

Note: The Board also expressed some concern regarding the narrowness of the proposed footpath immediately adjacent to dwellings no. 1 and 2 as set out in the revised drawings but decided not to pursue the matter further in light of the substantive reasons for refusal.

Board Member



Joe Boland

Date: 23/04/2024