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Bord  
Pleanála

**Board Direction**  
**BD-016031-24**  
**ABP-317385-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

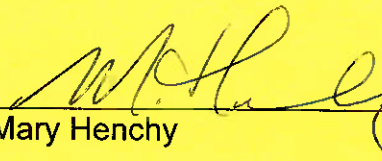
1. On the basis of the information available, the Board considers the proposed development to be premature. The development requires the removal of a septic tank and percolation area that serves an adjoining property not within the applicants site area and proposes providing a connection for that property into a proposed network that is not in public ownership, this raises serious public health concerns, the proposed development is therefore premature.

The Board concurred with the Inspectors recommendation to refuse permission. The Board did not concur with the inspectors reasoning that the development would be out of character with existing development to an extent that justified its refusal. Having regard to the location of the site at the outskirts of Cavan town, the varying design and layout of properties in the area and the planning history of the site the Board concurred with the Planning Authority that the design and layout is acceptable.

However, the Board considered the proposal for removal of the existing septic tank on site serving an existing property is a public health issue and therefore raises

concerns regarding the proposed solution that should be satisfactorily addressed in the application.

**Board Member**

  
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Mary Henchy

**Date:** 10/04/2024