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**Board Direction**  
**BD-016556-24**  
**ABP-317423-23**

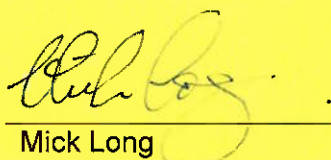
The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2024.

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

#### **Reasons and Considerations**

1. Having regard to the soil conditions and extreme groundwater vulnerability, the Board is not satisfied, based on the information supplied in connection with the planning application, that the applicant has demonstrated that effluent from the proposed development can be satisfactorily treated and / or disposed of. 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. Having regard to the location of the site on lands where groundwater is classified as extreme risk, coupled with its immediate adjacency to Kilkieran Bay and Islands SAC (002111), where there is a potential hydrological pathway to the SAC the Board cannot determine, beyond reasonable scientific doubt, that the proposed development, either by itself or in conjunction with other plans and projects, would not have an adverse impact on Kilkieran Bay and Islands SAC (002111), Connemara Bog Complex SAC (002034) and Connemara Bog Complex SPA (004181) in light of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.

**Board Member**

  
Mick Long

**Date:** 12/06/2024