

An
Bord
Pleanála

Board Direction
BD-016593-24
ABP-318543-23

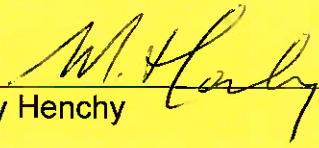
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 level of accommodation provided and the internal layout of the development with multiple external doors and service facilities, the Board is not satisfied on the basis of the information submitted in support of the application and the appeal that the development is designed as a single family residential unit. The potential use of the property as multiple residential units and the lack of private amenity space would result in a poor level of residential amenity for residents and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the level of accommodation provided, the Board is not satisfied on the basis of the information submitted in support of the application and the appeal that the effluent treatment system installed on the site has the capacity to effectively treat foul effluent arising from the development. It is considered, therefore, that the development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area

Board Member



Mary Henchy

Date: 17/06/2024