

An
Bord
Pleanála

Board Direction
BD-016333-24
ABP-318836-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2024.


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 proposed supply of water to the water storage tank proposed for retention from the public water mains, as set out in the documentation received, the applicant has not demonstrated the feasibility of such supply both in terms of its physical infrastructure within the site and the ability of Uisce Eireann to meet the increase in demand that would arise thereby. In these circumstances, it would be premature to grant retention permission for the water storage tank, as to do so would risk a scenario within which the identified water supply may not, in practise, be feasible. Accordingly, the proposed retention of the water storage tank would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the applicant's Screening Statement for Appropriate Assessment and the disparate submissions of the parties and the observers, it is considered that insufficient information of a definitive and conclusive nature is before the Board to enable it to undertake a Stage 1 Screening for Appropriate Assessment. Specifically, insufficient information is before the Board with respect to (a) the feasibility of the applicant's proposed reliance upon the public water mains to the exclusion of the Clooney_38 Stream to feed the water storage tank proposed for retention, and (b) the exact locations

from which the sand and marram grass comprised in the planted screening berms proposed for retention were sourced and the quantities concerned. In these circumstances, the Board is unable to conclude that the proposal would not have resulted in adverse effects on the integrity of the West of Ardara/Maas Road SAC (000197), in view of this Site's Conservation Objectives.

Board Member


Martina Hennessy

Date: 16/05/2024