



An
Bord
Pleanála

Board Direction
BD-018548-24
ABP-319004-24

The submissions on this file and the Inspector's report were considered at a Board meetings held on 30/07/2024, 20/11/2024 and 20/12/2024.

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

Reasons and Considerations

The Board did not concur with the Inspectors conclusion regarding the availability of services. The Board noted the 'amber' status of the wastewater treatment plant and that the plant does not consistently meet the requirements of the Environmental Protection Agency Wastewater Discharge License.

The Board concurred with the planning authority that it has not been demonstrated that capacity exists in the wastewater treatment plant for the proposed development. From the planning authority's report on file, it is evident that a Combined Approach Assessment is required to establish that the proposed development would not be prejudicial to public health but that Combined Approach Assessment has not been completed. The proposed development is, therefore, considered premature as it may be prejudicial to public health.

In not agreeing with the Inspectors recommendation the Board were mindful that the absence of the necessary information on file prevented the Board from concluding that it was appropriate to grant permission, given the possible Environmental and Health implications of such a decision.

Board Member



Liam Bergin

Date: 20/12/2024