



An
Bord
Pleanála

Board Direction
BD-016450-24
ABP-319077-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2024.

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

Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027, to the totality of the information on file and particularly to correspondences from Uisce Éireann, the Board was not satisfied a sufficiently developed commitment and specific timeframe has been provided that demonstrates the proposed development would have access to an effective wastewater treatment system. The proposed development would be premature by reference to the existing deficiency in the capacity of sewerage facilities, which would set an undesirable precedent for other similar developments in the surrounding area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted in the correspondence from Uisce Éireann that the wastewater connection "...to the north as proposed by the developer would add flows to the Coe's Road pumping station which does not have capacity for the development." Furthermore, Uisce Éireann estimated this capacity upgrade to be completed in

2027. The Board acknowledged the recommendation of the Inspector to grant the 10-year application with the condition that the proposed development would not commence until the upgrade works are completed. However, on balance and in these particular circumstances, the Board considered the estimated timeframe for the required upgrade was not substantiated by demonstrable commitments from Uisce Éireann and, in the absence of this and there being no realistic alternative proposed by the applicant, the Board decided the proposed development would be premature by reference to the existing deficiency in pumping station capacity.

Board Member Eamonn James Kelly Date: 31/05/2024
Eamonn James Kelly