



An
Bord
Pleanála

Board Direction
BD-019051-25
ABP-319593-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2025.

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

Reasons and Considerations

1. In the absence of sufficient documentation with this application in regard to the site's suitability for the proposed on-site effluent treatment system and polishing filter, it is considered that to permit the development proposed may be prejudicial to public health and may pose a significant risk to groundwaters and surface waters. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. In the absence of sufficient documentation with this application in regard to proposed on-site drainage and the extent of flood plain within the subject site's boundary along with the site's location and proximity to an adjoining watercourse, and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety, would be contrary to policy objective CPO 14.10 of the Wicklow

County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 27/02/2025