

An
Bord
Pleanála

**Board Direction
BD-018397-24
ABP-320243-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2024.

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

Reasons and Considerations

1. By reason of its sub-standard design and siting in a site in the open countryside, the proposed development would fail to comply with the requirement for high quality and design as part of Policy SSP-27(4) of the Offaly County Development Plan 2021-2027 and furthermore would fail to comply with Development Management Standard DMS-48 that requires planning applications for single houses in the countryside demonstrate a high standard of siting and design in accordance with Offaly County Councils booklet 'Designing Houses, Creating Homes – A Guide for Applicants on the siting and design of new houses in the Offaly countryside'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area


Note:

Based on the information on file, the Board had concerns regarding the suitability of the soil and subsoil conditions for the on-site treatment and disposal of wastewater that would be generated. This was particularly so noting the absence of the majority of information, including photographs, that are required to be submitted as part of the

site characterisation form (section 3.4 of the form) that is used together with the site characterisation form to demonstrate compliance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10).

The Board noted that this is a new issue in the context of the appeal and in the event of it also forming a second reason for refusal would warrant circulation to parties. Having regard to the substantive reason for refusal set out in the Board's reason number one, the Board did not pursue this matter as a reason for refusal.

Board Member


Patricia Calleary

Date: 06/12/2024