



An
Bord
Pleanála

Board Direction
BD-018605-25
ABP-320260-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2025.

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

Reasons and Considerations

1. Having regard to the soil conditions, the evidence of a high-water table and risk of surface water pooling, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily disposed of on-site, notwithstanding the completed Site Characterisation Form, the proposed use of a proprietary wastewater treatment system and a French drain to alleviate ponding.

The proposed development would, therefore, be prejudicial to public health and contrary to proper planning and sustainable development.

Board Member

Marie O'Connor
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Date: 09/01/2025