

An  
Bord  
Pleanála

**Board Direction**  
**BD-019568-25**  
**ABP-320655-24**

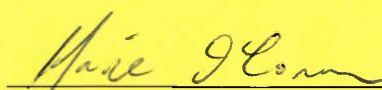
The submissions on this file, the Inspector's report and the Addendum to Inspector's Report were considered at a Board meeting held on 30/04/2025.

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

### **Reasons and Considerations**

Having regard to Objective IUO5 – Protection of Water and Drainage Infrastructure of the Fingal Development Plan 2023-2029 and that Uisce Éireann has advised that a foul sewer with a nominal dimension of 225 millimetres traverses the rear garden of the application site immediately within the area of the proposed development works, and this has been confirmed by the appellant with no evidence of engagement Uisce Éireann, it is considered that building over an existing sewer would be prejudicial to public health; would be contrary to Objective IUO5 – Protection of Water and Drainage Infrastructure of the Fingal Development Plan 2023-2029; would set an inappropriate precedent for other similar development; and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 01/05/2025