



An
Bord
Pleanála

Board Direction
BD-019250-25
ABP-320788-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2025.

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

Reasons and Considerations

The Board are not satisfied, on the basis of the information submitted with the application, and in light of the applicant not providing further details in response to a notice issued by the Board under Section 132 of the Planning and Development Act, as amended, that there is sufficient clarity in relation to the nature and location of the new connection from the proposed development to the public water mains and sewer. Furthermore, the Board is not satisfied that the proposed detached home office/gym/garage would not be located over a percolation area connected to a septic tank as permitted under the Planning Reg. Ref. S95A/58 which, if removed, could potentially have serious impacts upon public health and the receiving environment by way of surface water contamination as a consequence of potential ponding and run-off of untreated domestic effluent. On this basis, the proposed development would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 24/03/2025