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**Board Direction**  
**BD-019519-25**  
**ABP-321509-24**

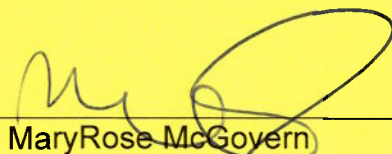
The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2025.

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 the location of the site overlying a locally important aquifer with an 'extreme' vulnerability, the poor drainage indicators on site, the underlying ground conditions including the depth to bedrock and the non-uniform groundwater flow, the Board, on the basis of the submissions made in connection with the planning application and the appeal, including the inconsistency of the information included in the Site Characterisation Form, is not satisfied that the applicant has demonstrated that the proposed use of a proprietary wastewater treatment system can satisfactorily treat and dispose of effluent from the development, on site, without detriment to ground and surface waters in the area. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

**Board Member**

  
MaryRose McGovern

**Date:** 25/04/2025