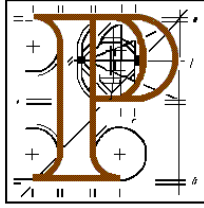


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/670

An Bord Pleanála Reference Number: PL 27.245465

APPEAL by Oliver Staunton care of Vincent JP Farry and Company Limited Planning and Development Consultants of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 14th day of August, 2015 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of existing single storey 73 square metres dwellinghouse as constructed on site and proposed new wastewater treatment system to EPA 2009 standards, and improvements to existing driveway, all at Brittas, Brittas Bay, County Wicklow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site is unsuitable for the safe disposal of foul domestic effluent. Having regard to the conditions pertaining on site and to the proliferation of wastewater treatment systems in the vicinity of the site, the Board is not satisfied, on the basis of the submissions made in connection with this application and appeal, that the proprietary effluent treatment system and raised polishing filter proposed to serve the house proposed to be retained is adequate to treat effluent arising from the proposed development in a manner that would not to give rise to the risk of pollution to surface water and/or ground water. The proposed development and the development proposed to be retained would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

2. On the basis of the documentation submitted with the application and appeal, the Board considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out in the "Sustainable Rural Housing Guidelines for planning authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and the current Development Plan for the area and is not satisfied that his housing need could not be satisfactorily met in an established settlement centre. Accordingly, it is considered that the proposed development would be contrary to Ministerial guidelines as set out in the Sustainable Rural Housing Guidelines and to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.