

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0264

An Bord Pleanála Reference Number: PL 06S.245795

APPEAL by Hugh O'Daly of Kingswood, Naas Road, Clondalkin, Dublin against the decision made on the 27th day of October, 2015 by South Dublin County Council to grant subject to conditions a permission to Ballinlough Refrigeration Limited and Keenan Refrigerated Trailers Limited care of Killiney Design Associates of Temple Court, Temple Road, Blackrock, County Dublin.

PROPOSED DEVELOPMENT: Construction of a new vehicle service facility (floor area: 1,497 square metres), new wastewater treatment system with percolation area and all ancillary site works at Kingswood Road, Brownsbarn, Dublin.

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

Having regard to IE2 Objective 2 of the South Dublin County Council Development Plan 2016 - 2022, which seeks to protect aquifers within the County from risk of pollution, and to the extent of land that is zoned for development purposes but not served by a public sewer, and in the absence of any plan to extend the sewerage network to this area designated for Enterprise and Employment development, it is considered that the proposed reliance on on-site disposal of foul effluent in an area identified by the Environmental Protection Area as being at very high risk from wastewater pollution, and particularly in light of the poor percolation characteristics exhibited on this site by the soil characterisation test, would by itself and by the precedent it would set for similar such undesirable development, result in an unacceptable risk of groundwater pollution, would constitute the haphazard and disorderly development of an area zoned for development and would be contrary to the provisions of IE2 Objective 2 of the development plan. The proposed development would, therefore, be contrary 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.