

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1352

An Bord Pleanála Reference Number: PL 27.246288

APPEAL by Richard Mulcahy care of OTE Solutions of Dublin Road, Arklow, County Wicklow against the decision made on the 18th day of February, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Extension of existing farm outbuilding and change of use to two number holiday homes and upgrade of the previously approved on-site effluent disposal system along with all associated site works at Kilmurry Lower, Arklow, 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

Having regard to the planning history of the site and to the contents of the site characterisation report submitted with the application, to the contents of the EPA Code of practice on wastewater treatment systems serving private houses and the EPA manual on wastewater treatment systems serving business facilities, the Board considered that the site is not suitable for the disposal of treated effluent to ground due to the high “T” value recorded. The proposal, therefore, would be prejudicial to public health and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to grant permission, the Board had regard to the high “T” value noted in the site characterisation report and concluded that the site was not suitable for discharge of treated wastewater to ground.

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

Dated this day of 2016.