

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kildare County

Planning Register Reference Number: 16/1031

An Bord Pleanála Reference Number: PL 09.247743

APPEAL by Michael and Cathy Walsh care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 23rd day of November, 2016 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Single storey dwellinghouse, entrance, wastewater treatment system and percolation area, garage and all associated site works at Mayfield, Monasterevin, County Kildare.

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 unsuitability of the ground conditions, the evident high water table and evidence of mottling within the trial holes, the impermeable characteristics of the underlying soil, the proximity of the adjoining watercourse along the southern site boundary, and notwithstanding the proposed use of a proprietary treatment system and constructed polishing filter using imported soil, it is considered that waste from the proposed development cannot be drained or treated satisfactorily, without a risk to surface water and groundwater. The proposed development would be prejudicial to public health and 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 2017.