

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Louth County

Planning Register Reference Number: 16/468

An Bord Pleanála Reference Number: PL 15.247997

APPEAL by Áine Martin of Branagans Cross, Collon, County Louth and by others against the decision made on the 19th day of January, 2017 by Louth County Council to grant subject to conditions a permission to Nua Healthcare Services care of McGill Planning of Number 7 Fitzwilliam Street Upper, Dublin.

PROPOSED DEVELOPMENT: Retention of sunroom located at ground floor (circa 39 square metres), permission for conversion of existing garage (circa 50 square metres) to habitable use and change of use of the overall property (granted under planning register reference number 10/549) from use as a dwelling to use as a residence (with five number bedrooms) for persons with an intellectual or physical disability or mental illness and persons providing care for such persons, associated internal and elevational modifications including revisions to some windows and doors, all at site of circa 0.29 hectares at Branagans Cross, Collon, County Louth, as amended by the revised public notice received by the planning authority on the 15th day of December, 2016.

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

The Board is not satisfied, on the basis of the information contained on file and provided in response to the Board's request for further information, that the wastewater treatment plant proposed would adequately treat the effluent arising from the proposed commercial activity and would not result in a pollution risk to the existing and proposed wells in the vicinity or give rise to ponding on the subject site. The proposed development would, therefore, be prejudicial to public health and would 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.